



**CITY OF MISSOURI CITY  
PLANNING AND ZONING COMMISSION AGENDA**

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **August 10, 2016, at 7:00 p.m. at: City Hall, Council Chambers, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items.

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. ELECTION OF OFFICERS** – Consider electing Chairman, Vice Chairman, and Secretary of the Planning and Zoning Commission

**4. READING OF MINUTES**

Consider approval of the minutes of the July 13, 2016, Planning & Zoning Commission meeting.

**5. REPORTS**

**A. COMMISSION REPORTS**

- (1) Chairman of the Planning and Zoning Commission
- (2) Planning and Zoning Commissioners

**B. STAFF REPORTS**

- (1) Development Services
  - a. Director of Development Services
- (2) City Engineer
  - a. Assistant City Manager

**6. PUBLIC COMMENT**

This is an opportunity for the public to address the Planning and Zoning Commission on items/concerns not on the agenda. Public comments shall be limited to three (3) minutes per individual and to ten (10) minutes per subject. Public comments may address items that are not on the agenda.

**7. PLATS**

**A. CONSENT AGENDA**

- (1) Consider approval of a preliminary plat for Sunlake Addition (Starbucks)
- (2) Consider approval of a final plat for Avalon at Sienna Plantation Section 2

**8. ZONING MAP AMENDMENTS**

**A. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT AMENDMENT**

(1) Public hearing to receive comments for or against a request by Christina MaKatura to amend the regulations and restrictions of PD, Planned Development District #62 to allow for the location of a rental car facility with associated automobile parking lot and preparation area; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. PD #62 is located southwest of the intersection of State Highway 6 and the Fort Bend Parkway. PD #62 contains a shopping center anchored by a Kroger grocery store and containing certain businesses including a Wells Fargo and Chase bank and several restaurants including a Popeye's Louisiana Kitchen, a Burger King, a Russo's New York Pizzeria, and a Subway.

(2) Consideration of the approval of a final report to City Council on item 7A(1) above.

**B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT**

(1) Public hearing to receive comments for or against a request by Stan Winter, Jones | Carter, to rezone an approximate 95.31 acre tract of land from SD, Suburban district to PD, Planned Development district to allow for single family residences and associated amenities; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom. The subject site is located north of the Newpoint Estates residential subdivision, south and west of the Creekmont residential subdivision.

(2) Consideration of the approval of a final report to City Council on item 7B(1) above.

**9. ZONING TEXT AMENDMENTS**

None

**10. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**

**A. PARKLAND DEDICATION FOR PEBBLEBROOK**

(1) Consider adoption of a recommendation to City Council regarding a Parkland Dedication proposal for Pebblebrook.

**11. CLOSED EXECUTIVE SESSION**

*The Planning and Zoning Commission may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.*

**12. RECONVENE**

Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

### **13. ADJOURN**

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Nancy Desobry, Development Services` Department at 281-403-8541.

#### **CERTIFICATION**

I certify that a copy of the August 10, 2016, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on August 5, 2016.

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Nancy Desobry  
Office Manager



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



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**AGENDA DATE:** August 10, 2016

**AGENDA ITEM SUBJECT:** Preliminary Plat of Sunlake Addition

**AGENDA ITEM NUMBER:** 7.A.(1)

**PROJECT PLANNER:** Jose Abraham, Planner I

**APPROVAL:**  **Otis Spriggs**, AICP, Director of Development Services  
 **Scott Elmer**, PE, Assistant City Manager

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**PERMIT NUMBER:** 1602502

**PROPERTY ID:** 0064-00-000-3100-907

**LOCATION:** FM1092  
South of Walgreens located at the intersection of  
FM 1092 and Independence Boulevard; East of  
Quail Valley Business Park.

**ZONING DISTRICT DESIGNATION:** PD, Planned Development District #81 (O-12-07)

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** Not Applicable.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. Please provide a signed and sealed encumbrance certificate which references the proposed subdivision.



- b. Please remove all signature blocks from the proposed preliminary plat.

**2. RESPONSIBLE DEPARTMENT/DIVISION: Public Works/Engineering Division**

- a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
- b. The rights-of-way widths and all easements within 200 feet of the plat boundary shall be indicated in accordance with Section 82-68(12). The plat does not show all easements shown on the civil sheets attached.
- c. Please provide offsite storm sewer calculations to verify existing storm system has capacity for proposed runoff.
- d. Please provide on-site storm sewer calculations for design storm and 100-year storm.
- e. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 82-68(15).

**3. RESPONSIBLE DEPARTMENT/DIVISION: Public Works/GIS Division**

- a. Please provide a .dwg file that is accurately projected as the submitted file did not project correctly.

**B. STANDARD PLAT NOTES:**

The following plat notes must be included on the face of a preliminary plat:

**1. RESPONSIBLE DEPARTMENT/DIVISION: Public Works/Engineering Division**

- a. Combine plat notes #5, #7, and #8, List minimum slab elevation, following verbiage to be included, "Slab elevation shall be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent annual flood risk floodplain ponding elevation in the nearest drainage system as per Section 42-54 of the Missouri City Code of Ordinances."

----- End of Report -----

## APPLICATION FOR PLAT APPROVAL

**Check One:** ☐ **CONCEPTUAL PLAN**  
☐ **REVISED CONCEPTUAL PLAN**

[ ] PRELIMINARY  
[ ] REVISED PRELIMINARY

**Date of Application:**

1. Name of plat:		
2. Name of conceptual plan that encompasses this plat (if applicable):		
3. Type of use (Circle one or more):    Multifamily Residential <u>Commercial</u> Industrial    Planned Development Single Family Residential    Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer):		
Mailing Address:		
Phone No.:(    )    -    Fax No.:(    )    -		
Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.):		
Mailing Address:		
Phone No.:(    )    -    Fax No.:(    )    -		
Email:		
6. Is plat located inside the City limits? (Circle One): <u>YES</u> NO		
7. Is plat located inside the City's ETJ? (Circle One):    YES <u>NO</u>		
8. Total acreage:		
9. Estimated # of Sections:    Blocks:    Reserves:		
10. Estimated # of residential lots/dwelling units:		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above.</i> Private Streets:    Public Streets:    Residential Lots: Lakes/Ponds (non-recreational):    Irrigation/Drainage Canals:    Recreational Uses: Utility Easements:    Public Parkland: Other (explain):    (acres):		
12. Residential lot dimensions:    Average:    Smallest:		
13. Lot area:    Non cul-de-sac:    Cul-de-sac:		
14. Front width (At property line):    Non cul-de-sac:    Cul-de-sac:		
15. Front width (At building line):    Non cul-de-sac:    Cul-de-sac:		
16. Depth:    Non cul-de-sac:    Cul-de-sac:		
17. Block Length:    Average:    Longest:    Shortest:		
18. Type of Streets (Circle One): <u>Public</u> Private    Combination Public/Private		
19. Type of Water System (Circle One): <u>Public</u> Individual Water Wells    Other (attach explanation)		
20. Type of Sanitary System (Circle One): <u>Public</u> Individual Septic Tanks    Other (attach explanation)		
21. Municipal Utility District:		

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, Vaquero Murphy Independence Partners, LP, acting by and through WA Landreth, Manager of GP, and Emily Crockett, COO and Senior Counsel of GP, being officers of Vaquero Murphy Independence Partners, LP, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 0.7580 acre tract described in the above and foregoing map of SUNLAKE ADDITION, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

WE further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional 11 feet, six inches for ten feet perimeter ground easements or seven feet, six inches for 14 feet perimeter ground easements or five feet, six inches for 16 feet perimeter ground easements, from a plane 16 feet above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 feet, six inches in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet for ten feet back-to-back ground easements or eight feet, six inches for 14 feet back-to-back ground easements or seven feet, six inches for 16 feet back-to-back ground easements, from a plane 16 feet above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted thereon, whereby the aerial easements total 30 feet in width.

IN TESTIMONY WHEREOF, Vaquero Murphy Independence Partners, LP, has caused these presents to be signed by WA Landreth, its Manager of GP, thereunto authorized, attested by its COO and Senior Counsel of GP, Emily Crockett, this day of \_\_\_\_\_, 2016.

By: Vaquero Murphy Independence Partners, LP

By: \_\_\_\_\_  
WA Landreth  
Manager of GP

Attested by:

By: \_\_\_\_\_  
Emily Crockett  
COO and Senior Counsel of GP

STATE OF \_\_\_\_\_ } SS:  
COUNTY OF \_\_\_\_\_ }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by WA Landreth, the Manager of GP, and Emily Crockett, COO and Senior Counsel of GP of Vaquero Murphy Independence Partners, LP, on behalf of the corporation.

Notary Public

My Commission Expires:

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of SUNLAKE ADDITION in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: \_\_\_\_\_  
Sonya Brown-Marshall  
Chairman

By: \_\_\_\_\_  
Timothy R. Haney  
Vice-Chairman

I, Mike Kurkowski, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet, unless otherwise noted, and that the plat boundary corners have been tied to the Texas State Plane Coordinate System.



Mike Kurkowski  
Registered Professional Land Surveyor  
Texas Registration No. 5101

## GENERAL NOTES

- ALL PROPERTIES SUBDIVIDED IN THIS PLAT ARE WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- THIS PLAT WAS PREPARED RELYING ON A TITLE INSURANCE POLICY PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED FEBRUARY 9, 2016 (OF NO. 16157031819). THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT TRACTS.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999874501.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON MISSOURI CITY MARKER NUMBER PCM-001, BEING A 4-INCH BRASS DISK SET IN CONCRETE LOCATED AT THE NORTHWESTERN CORNER OF THE INTERSECTION OF TEXAS PARKWAY (FM 2234) AND MISSOURI CITY DRIVE. PUBLISHED ELEVATION = 72.96 FEET, NAVD 1988, 2001 ADJUSTED
- T.B.M. = A BOX CUT ON THE BASE OF A LIGHT POLE, LOCATED ON THE EAST SIDE OF FM 1092 (AKA MURPHY ROAD) ON THE SOUTH SIDE OF WALGREENS PARKING LOT, APPROXIMATELY 95.8 FEET NORTHEAST FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION = 80.00 FEET, NAVD 1988, 2001 ADJUSTED
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0280L REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADED ZONE "X" - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
- THE MINIMUM SLAB ELEVATION FOR RESTRICTED RESERVE "A" IS FEET. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- ALL STORM WATER DETENTION INFRASTRUCTURE FOR THIS SUBDIVISION SHALL BE PRIVATE AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE CURRENT OR SUBSEQUENT PROPERTY OWNER(S).
- AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-166(D) OF THE CODE OF ORDINANCES OF MISSOURI CITY, TEXAS, ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES; AND, ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH THE APPROVED DRAINAGE STRUCTURE.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF MISSOURI CITY, TEXAS.
- SHARED ACCESS AND PARKING SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES.
- THERE ARE NO EXISTING AND PROPOSED PIPELINE AND PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED AND APPROVED BY THE CITY.
- FUTURE REMOVAL/REPLACEMENT OF ANY STRUCTURES OR LANDSCAPING IMPROVEMENTS PLACED WITHIN PUBLIC EASEMENTS OR RESERVES WILL BE AT THE LANDOWNER'S EXPENSE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- PROPERTY IS SUBJECT TO EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN/JUNIOR COUNTY CLERK'S FILE NO. 2003045086 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (BLANKET IN NATURE).

## ABBREVIATIONS

FND - FOUND  
F.C. - FILM CODE  
H.C.G.F. - HARRIS COUNTY CLERKS FILE  
H.C.D.R. - HARRIS COUNTY DEED RECORDS  
H.C.M.R. - HARRIS COUNTY MAP RECORDS  
IP - IRON PIPE  
IR - IRON ROD  
NO. - NUMBER  
PG. - PAGE  
R.O.W. - RIGHT-OF-WAY  
SQ. FT. - SQUARE FEET  
VOL. - VOLUME  
A.E. - AERIAL EASEMENT  
B.L. - BUILDING LINE  
S.S.E. - SANITARY SEWER EASEMENT  
ST.S.E. - STORM SEWER EASEMENT  
U.E. - UTILITY EASEMENT  
W.L.E. - WATER LINE EASEMENT

F.M. 1092 (A.K.A. MURPHY ROAD)  
140' R.O.W. (SLIDE NO. 2503A, F.B.C.M.R.)  
(SLIDE NO. 2503A, F.B.C.M.R.)

BLOCK 1  
LOT 1  
QUAIL VALLEY BUSINESS PARK, LTD.  
SLIDE NO. 514A, F.B.C.M.R.  
NEW HOPE LUTHERAN  
CHURCH MEMBERSHIP CENTER  
VOL. 38, PG. 16, F.B.C.M.R.

FND MAG NAIL  
X: 3060202.30 (GRID)  
Y: 13781647.79 (GRID)

INGRESS-EGRESS  
ESMT. NO. 3  
(F.B.C.C.F. NO. 2003045086)

INGRESS-EGRESS ESMT. NO. 2  
(F.B.C.C.F. NO. 2003045086)

N 87°21'04" E 254.00'

SET CAPPED 5/8" IR  
"WINDROSE LAND SERVICES"  
X: 3060455.99 (GRID)  
Y: 13781659.53 (GRID)

①  
UNRESTRICTED RESERVE 'A'  
0.7580 AC. / 33,020 SQ. FT.

S 87°21'04" W 254.00'

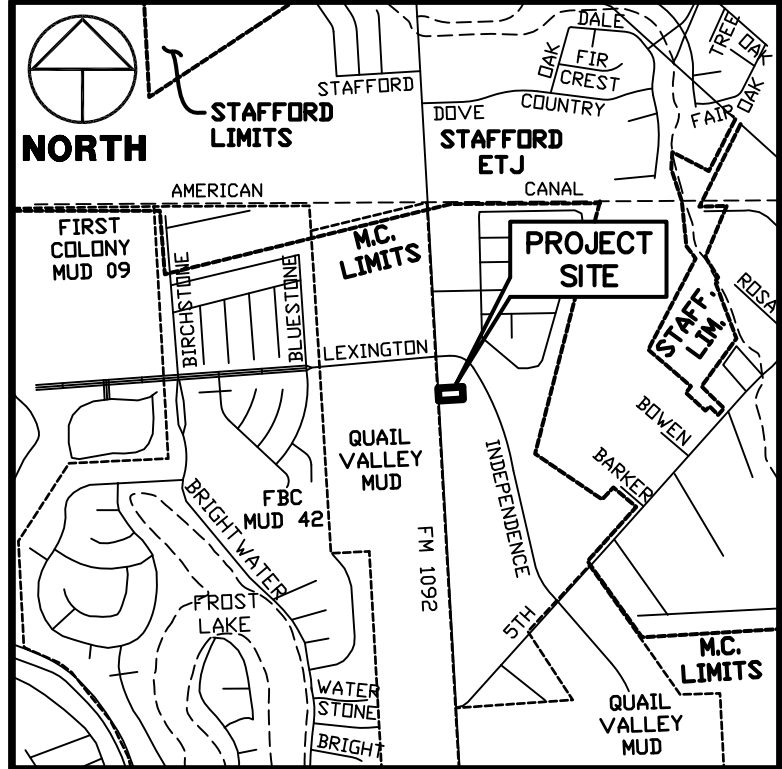
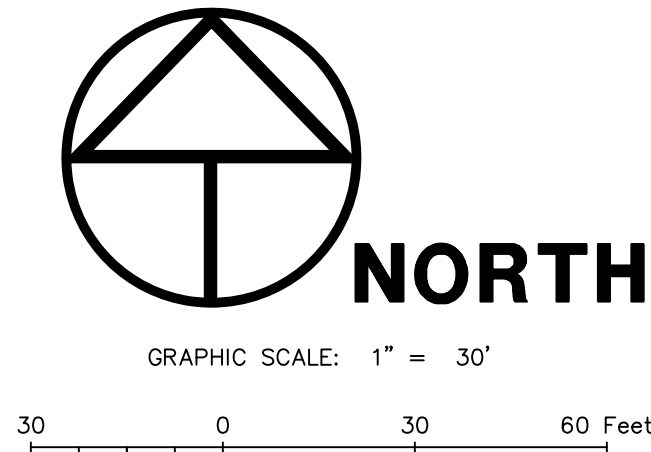
SET CAPPED 5/8" IR  
"WINDROSE LAND SERVICES"  
X: 3060208.30 (GRID)  
Y: 13781517.95 (GRID)

SET CAPPED 5/8" IR  
"WINDROSE LAND SERVICES"  
X: 3060462.00 (GRID)  
Y: 13781529.69 (GRID)

CALLED 94.384 ACRES  
SUNLAKE LIMITED  
F.B.C.C.F. NO. 2000044439

## RESERVE TABLE

RES.	ACREAGE	USE
A	0.7580	UNRESTRICTED



FORT BEND COUNTY, TEXAS  
VICINITY MAP  
SCALE: 1" = 2000'

I, Laura Richard, County Clerk in and for Fort Bend County, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2016, at \_\_\_\_\_ o'clock \_\_\_\_m., and duly recorded on \_\_\_\_\_, 2016, in Plat No. \_\_\_\_\_ of the Map Records of Fort Bend County, for said county.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard  
Clerk of the County Court  
of Fort Bend County, Texas

By: \_\_\_\_\_ Deputy

CALLED 94.384 ACRES  
SUNLAKE LIMITED  
F.B.C.C.F. NO. 2000044439

## SUNLAKE ADDITION

A SUBDIVISION OF 0.7580 AC. / 33,020 SQ. FT. OF LAND  
SITUATED IN THE  
WILLIAM T. NEAL SURVEY, ABSTRACT NO. 64  
FORT BEND COUNTY, TEXAS

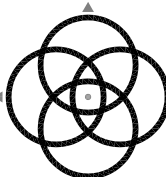
1 BLOCK 1 RESERVE 0 LOTS

JULY 2016

Owner  
Vaquero Murphy Independence Partners, LP

3211 W. 4th Street  
Fort Worth, Texas 76107

Surveyor



WINDROSE  
LAND SURVEYING | PLATING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



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**AGENDA DATE:** August 10, 2016

**AGENDA ITEM SUBJECT:** Final Plat of Avalon at Sienna Plantation Section 2

**AGENDA ITEM NUMBER:** 7.A.(2)

**PROJECT PLANNER:** Jose Abraham, Planner I

**APPROVAL:**  **Otis Spriggs**, AICP, Director of Development Services  
 **Scott Elmer**, PE, Assistant City Manager

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**PERMIT NUMBER:** 1602508

**PROPERTY ID:** 0086-00-000-5501-907

**LOCATION:** Sienna Parkway  
Southwest of the intersection of Fort Bend Tollway  
and Sienna Parkway; North of Waterbrook West  
subdivision; and East of Sienna Village of Bees  
Creek subdivision

**ZONING DISTRICT DESIGNATION:** ETJ, Extraterritorial Jurisdiction

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** The subject site is located within Tract D which is governed by the provisions of the Sienna Plantation Joint Development Agreement.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9).
  - b. Please revise name of the plat to indicate that Avalon at Sienna Plantation Section 2 is being final platted in phases and that the proposed subdivision is only a part of what was approved with the preliminary plat.
  - c. An acknowledgement that notice of the subdivision was provided to all utility companies, whether public or private, shall be provided in accordance with Section 2.C.
  - d. Please revise the plat to identify Lot 22 of Block 2.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The configuration of the knuckle at the intersection of Priamus Drive and Lady Lye Way should be restored to the layout from preliminary the preliminary plat.
  - b. Reserve E should be restricted to drainage. Please revise reserve table to update the Maintenance/Ownership Column.
  - c. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
  - d. Please provide a revised list of street names that identifies the street names and suffixes separately.

**B. STANDARD PLAT NOTES:**

The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Please revise plat note #14 to read as follows: "All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-

168(d) of the Code of Ordinances of the City of Missouri City, Texas.”

- b. Revise plat note #10, #11, and #12 to convey the following: Minimum slab elevation shall be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent annual flood risk floodplain ponding elevation in the nearest drainage system as per Section 42 - Article III of the Missouri City Code of Ordinances. Please reference current FEMA FIRM maps.

----- *End of Report* -----



## APPLICATION FOR PLAT APPROVAL

Check One: ☐ AMENDING ☒ FINAL ☐ LARGE ACREAGE TRACT

DATE: JULY 22, 2016

1. Name of plat: AVALON AT SIENNA PLANTATION SECTION 2		
2. Name of preliminary plat that encompasses this plat (if applicable):		
3. Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development <u>Single Family Residential</u> Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): TAYLOR MORRISON OF TEXAS, LLC-GRANT GRIMES Mailing Address: 5353 WEST HOUSTON PARKWAY, SUITE 190, HOUSTON TEXAS 77041 Phone No.:(281) 598 - 3073 Fax No.:( ) - Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. - VANESSA PIEDRA Mailing Address: 1904 West Grand Parkway North, Suite 100, Katy, Texas 77449 Phone No.:(713) 953 - 5044 Fax No.:(713) 953- 5026 Email: vpiedra@ljaengineering.com		
6. Is plat located inside the City limits? (Circle One): YES NO		
7. Is plat located inside the City's ETJ? (Circle One): <u>YES</u> NO		
8. Total acreage: 43.685		
9. Number of sections: <u>1</u> Blocks: <u>3</u> Reserves: <u>5</u>		
10. Number of residential lots/dwelling units: 67		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i> Private Streets: _____ Public Streets: <u>3.977 ac</u> Residential Lots: <u>16.281 ac</u> Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): <u>Landscape/Open space</u> (acres): <u>3.382 ac</u>		
12. Average lot area: 7,800 SF		
13. Typical lot area:		
14. Block Length: Average: <u>385'</u> Longest: <u>1140'</u> Shortest: <u>150'</u>		
15. Type of Streets (Circle One): <u>Public</u> Private Combination Public/Private		
16. Type of Water System (Circle One): <u>Public</u> Individual Water Wells Other (attach explanation)		
17. Type of Sanitary System (Circle One): <u>Public</u> Individual Septic Tanks Other (attach explanation)		
18. Municipal Utility District: Sienna Plantation Municipal Utility District No. 12		



DIR: C:\Users\user\Documents\Projects\Sienna 2\FINAL\Avalon at Sienna 2 - FF.dwg  
DATE: 13 Jul 2016 - 9:41am  
PLOT: 1:1 (Project)\PLOTING\0074\FINAL\Avalon at Sienna 2 - FF.dwg  
SCALE: 1"= 2,640'  
SHEET 1 OF 2

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GRANT GRIMES, VICE PRESIDENT—LAND RESOURCES, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., OWNERS OF THE 23.640 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AVALON AT SIENNA PLANTATION SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF AVALON AT SIENNA PLANTATION SECTION 2 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENT.

IN TESTIMONY WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GRANT GRIMES, ITS VICE PRESIDENT—LAND RESOURCES, THEREUNTO AUTHORIZED,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

TAYLOR MORRISON OF TEXAS, INC.  
A TEXAS CORPORATION

BY: \_\_\_\_\_  
GRANT GRIMES, VICE PRESIDENT – LAND RESOURCES

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GRANT GRIMES, VICE PRESIDENT—LAND RESOURCES OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "LJA ENG" AND A LENGTH OF NOT LESS THAN THREE (3) FEET (SEE NOTE 9).

KEITH W. MONROE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4797

I, AMANDA CARRIAGE, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

AMANDA CARRIAGE, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 105912



STATE OF TEXAS  
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF AVALON AT SIENNA PLANTATION SECTION 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

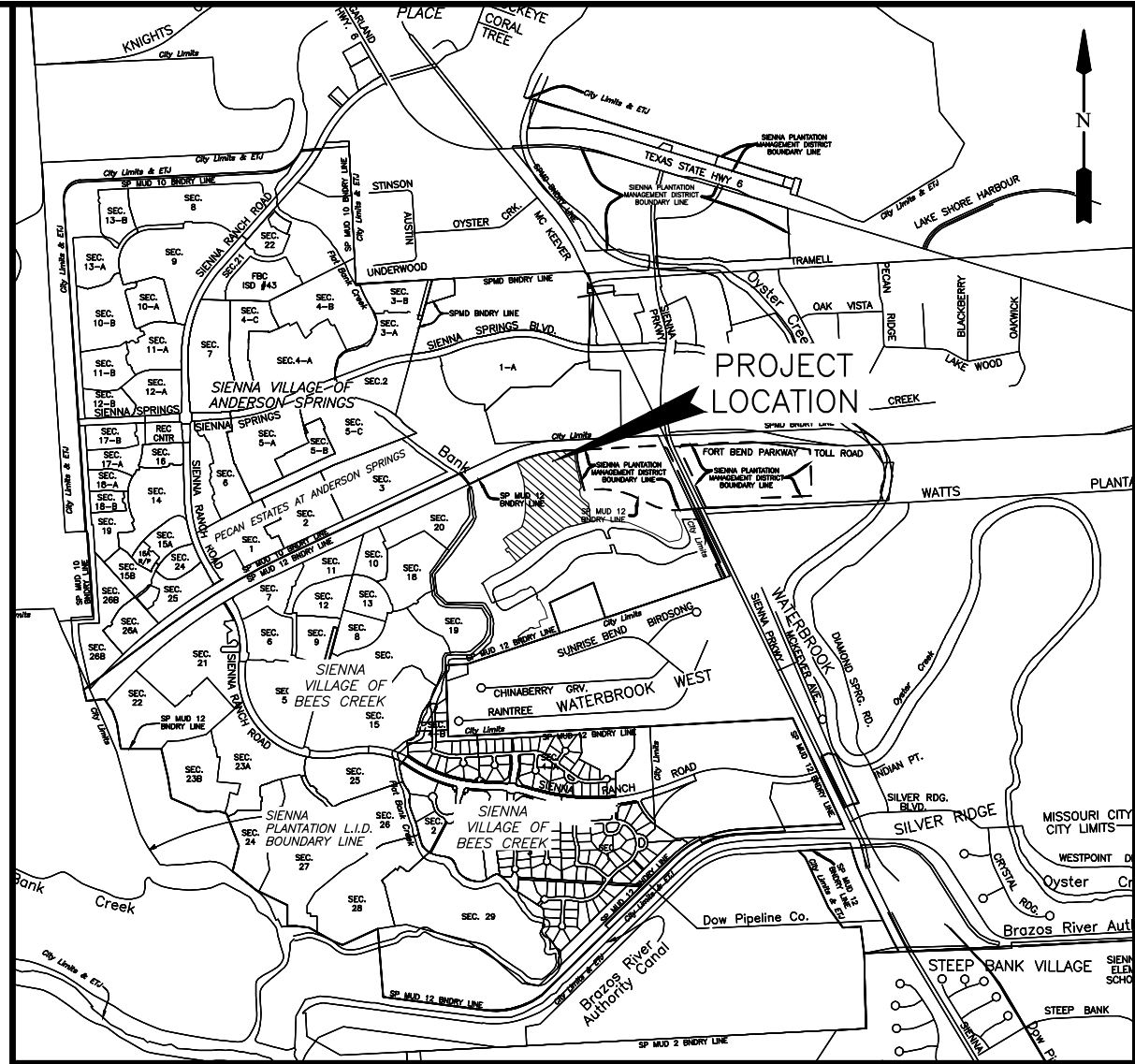
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SONYA BROWN—MARSHALL, CHAIR

TIMOTHY R. HANEY, VICE CHAIR

NOTES:

- BENCHMARK: FND, 3–1/2 BRASS DISK LOCATED IN A POURED CONCRETE POST AT THE NORTH END OF A MEDIAN ON SIENNA RANCH ROAD SOUTH OF THE INTERSECTION OF NUCES CREEK. SURVEY MARKER NO. 11014 ELEV.= 62.95 2001 ADJUSTMENT
- T.B.M. INDICATES TEMPORARY BENCHMARK FND, 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG"
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986797.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1415742805, DATED MAY 19, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY AND THE ETJ OF THE CITY OF MISSOURI CITY.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C 0295L, REVISED APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" AS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD AND ZONE "AE" AS DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD). LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82–97(11).
- THE MINIMUM SLAB ELEVATION WILL BE 18" ABOVE TOP OF CURB IN FRONT OF LOTS OR 12" ABOVE THE 100-YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100-YEAR BASE FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP DATED JANUARY 3, 1997 AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82–97 (11) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE TOP OF ALL FLOOR SLABS FOR LOTS 19–35 OF BLOCK 3 SHALL BE A MINIMUM OF 58.98 FEET 2001 ADJ. ABOVE MEAN SEA LEVEL; THE TOP OF ALL FLOOR SLABS FOR LOTS 14–18 OF BLOCK 1 AND LOTS 5–29 OF BLOCK 2 SHALL BE A MINIMUM OF 63.20 FEET 2001 ADJ. ABOVE MEAN SEA LEVEL; THE TOP OF ALL FLOOR SLABS FOR LOTS 1–13 OF BLOCK 1 AND LOTS 1–4 OF BLOCK 2 SHALL BE A MINIMUM OF 62.36 FEET 2001 ADJ. ABOVE MEAN SEA LEVEL; THE TOP OF ALL FLOOR SLABS FOR LOTS 30–42 OF BLOCK 2 AND LOTS 1–18 OF BLOCK 3 SHALL BE A MINIMUM OF 61.85 FEET 2001 ADJ. ABOVE MEAN SEA LEVEL; THE TOP OF SLAB ELEVATION AT THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5-FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82–164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ONE-FOOT TRACT DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT TRACT SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82–160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281–778–6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82–206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- THE HOMEOWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE RESERVES. SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE RESERVES WITHIN THE SUBJECT PLATTED AREA.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES. THE HOME OWNER'S ASSOCIATION FOR AVALON AT SIENNA PLANTATION SHALL HAVE A PRIVATE MAINTENANCE FUND SET ASIDE FOR ALL FUTURE REPAIRS WITHIN THE GATED COMMUNITY.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12.
- THIS PLAT IS SUBORDINATED BY:  
BRUCE BARCLAY, SENIOR VICE PRESIDENT, TRUSTMARK NATIONAL BANK, AS RECORDED IN FILE NO. \_\_\_\_\_ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.



VICINITY MAP  
SCALE: 1"= 2,640'

KEY MAP NO. 650–A

I, RICHARD W. STOLLEIS, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

RICHARD MORRISON  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT  
COUNTY JUDGE

W. A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

JAMES PATTERSON  
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2016 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## FINAL PLAT OF AVALON AT SIENNA PLANTATION SECTION 2

A SUBDIVISION OF 23.640 ACRES OF LAND SITUATED IN  
THE MOSES SHIPMAN LEAGUE, ABSTRACT 86, FORT BEND COUNTY, TEXAS.

67 LOTS 5 RESERVES (3.382 ACRES) 3 BLOCKS  
JULY 11, 2016 JOB NO. 0074–1402–309

OWNERS:

**TAYLOR MORRISON OF TEXAS, INC.**

GRANT GRIMES, VICE PRESIDENT – LAND RESOURCES  
5353 WEST HOUSTON PARKWAY, SUITE 190, HOUSTON, TEXAS 77041  
PH. (281) 598–3073

ENGINEER:

**LJA Engineering, Inc.**  
2929 Briarpark Drive Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386  
T.B.P.L.S. Firm No. 10110501

KEITH W. MONROE  
REGISTERED PROFESSIONAL LAND SURVEYOR,  
TEXAS REGISTRATION NO. 4797

AMANDA CARRIAGE  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS REGISTRATION NO. 105912



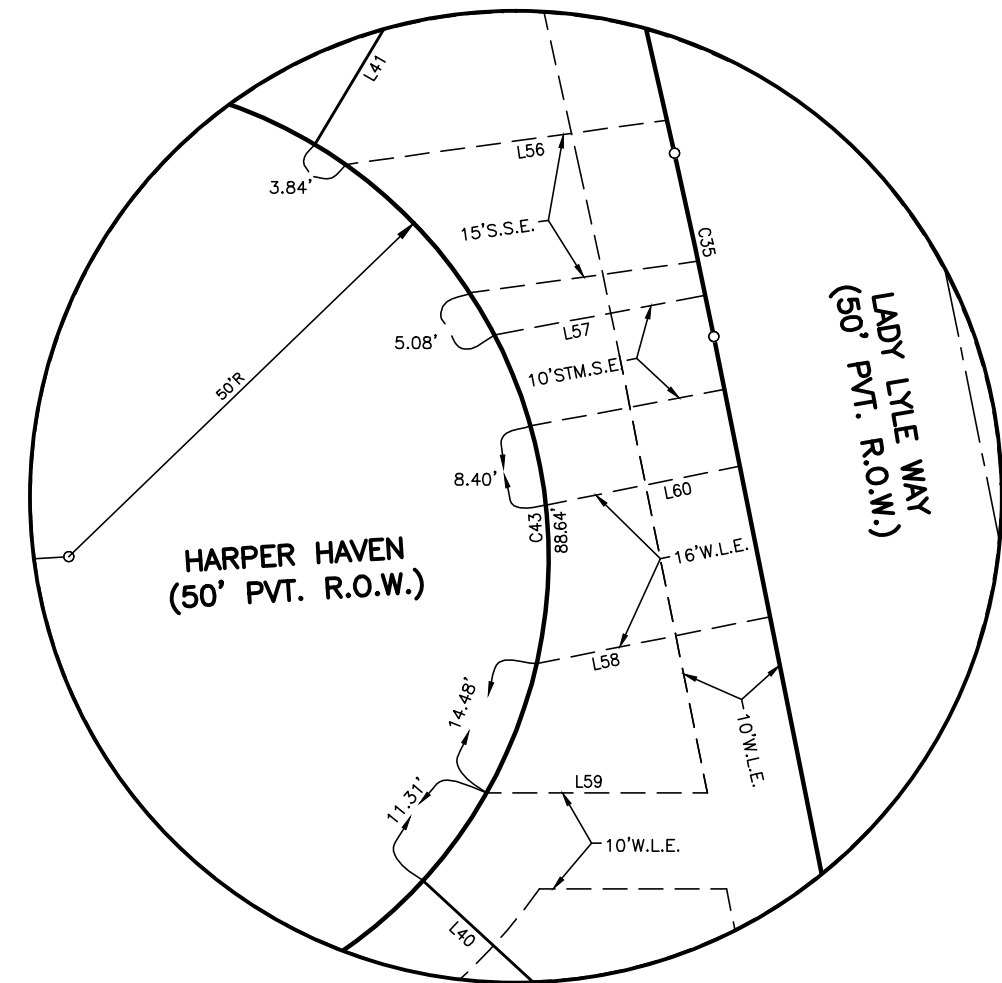
PROPOSED FORT BEND TOLLWAY  
(NO RECORD FOUND OF  
CONVEYANCE. ADJOINER RECORDS  
SHOW THIS AREA AS PROPOSED  
TOLL ROAD RIGHT OF WAY)

P.O.B.  
NAD83 GRID COORDINATES  
X= 3,068,145.19  
Y= 13,755,414.98

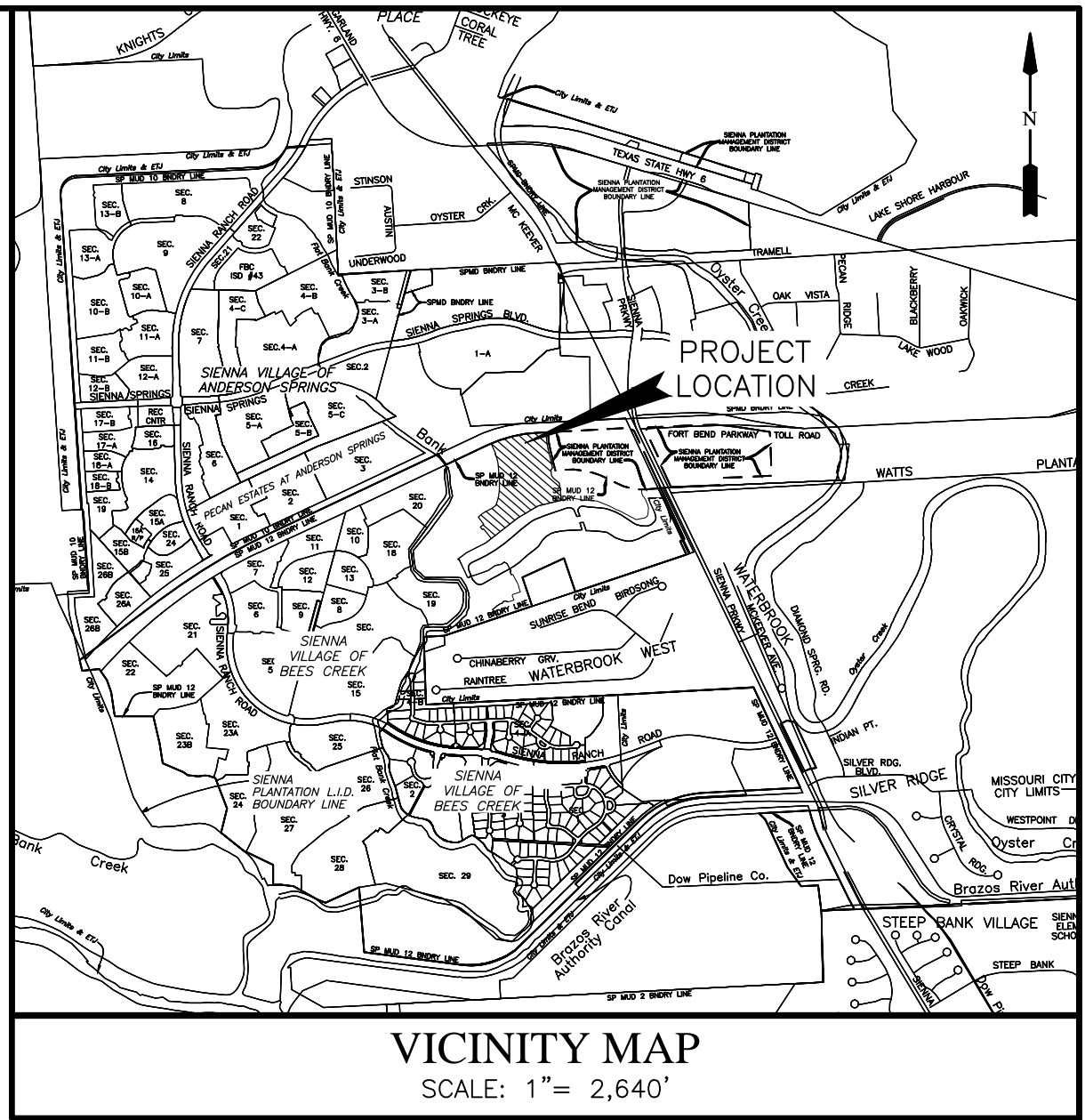
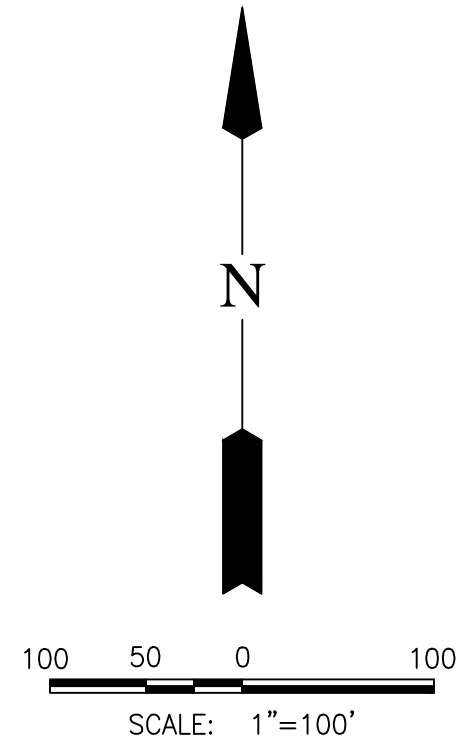
CALLLED 167.348 ACRES  
TAYLOR MORRISON OF TEXAS, INC.  
F.N. 2013158653 & 2014000324  
F.B.C.O.P.R.

CALLLED 215.031 ACRES  
DEWALT LAND LIMITED  
F.N. 9781306  
F.B.C.O.P.R.

CALLLED 215.031 ACRES  
DEWALT LAND LIMITED  
F.N. 9781306  
F.B.C.O.P.R.



INSET "A"  
SCALE: 1"=20'



VICINITY MAP  
SCALE: 1"= 2,640'  
KEY MAP NO. 650-A

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°02'17" E	129.33'
L2	S 00°30'50" E	21.91'
L3	S 06°45'52" E	118.46'
L4	S 65°56'56" E	31.08'
L5	S 49°31'19" E	119.47'
L6	S 06°26'17" E	152.67'
L7	S 13°42'21" E	112.71'
L8	N 50°16'27" E	41.77'
L9	N 38°19'55" W	119.89'
L10	N 74°44'48" W	22.75'
L11	N 17°56'20" E	90.08'
L12	N 14°02'21" E	53.54'
L13	N 06°33'49" E	104.12'
L14	N 00°26'56" W	76.74'
L15	N 00°37'48" W	64.08'
L16	N 08°23'02" W	57.70'
L17	N 15°25'09" W	68.71'
L18	N 23°52'31" W	50.00'
L19	N 23°35'38" W	176.89'
L20	S 70°45'30" W	96.96'
L21	S 34°19'12" W	4.81'
L22	N 65°25'51" W	7.00'
L23	N 78°38'53" E	53.56'
L24	S 18°53'44" E	47.35'
L25	S 89°34'40" E	19.78'
L26	N 76°23'48" E	55.78'
L27	N 86°27'17" E	70.06'
L28	S 11°21'07" E	65.25'
L29	S 70°45'30" W	101.67'
L30	S 70°45'30" W	96.96'
L31	S 04°03'15" E	44.63'
L32	N 76°23'48" E	47.60'
L33	N 86°27'17" E	14.16'
L34	S 86°27'17" W	14.16'
L35	S 76°23'48" W	55.78'
L36	S 04°03'15" E	57.46'
L37	N 32°55'32" E	20.94'
L38	N 11°29'53" W	53.21'
L39	S 66°24'22" W	63.62'
L40	S 47°13'39" E	18.77'
L41	N 30°50'36" E	20.00'
L42	S 28°21'38" W	78.35'
L43	S 53°06'13" E	79.60'
L44	S 05°16'27" W	19.80'
L45	S 82°24'00" E	19.93'
L46	S 45°59'50" E	47.87'
L47	N 57°06'55" E	31.27'
L48	N 67°36'35" E	50.55'
L49	S 84°04'34" W	73.22'
L50	S 81°45'05" W	60.09'
L51	S 79°39'20" W	60.09'
L52	S 77°33'36" W	60.09'
L53	S 75°27'51" W	60.09'
L54	S 73°02'09" W	79.17'
L55	S 28°46'54" W	20.07'
L56	N 82°07'09" E	33.78'
L57	S 79°19'45" W	22.34'
L58	S 78°38'53" W	24.78'
L59	S 90°00'00" W	22.99'
L60	S 78°38'53" W	20.58'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	2000.68'	20°38'19"	720.67'	716.78'
C2	25.00'	92°26'54"	40.34'	36.10'
C3	880.00'	12°33'07"	192.78'	192.40'
C4	970.00'	5°25'01"	91.71'	91.67'
C5	25.00'	90°53'03"	39.68'	35.63'
C6	425.00'	2°23'25"	17.73'	17.73'
C7	1823.00'	0°16'54"	8.96'	8.96'
C8	1798.00'	18°30'38"	580.88'	578.36'
C9	50.00'	82°34'05"	72.05'	65.98'
C10	800.00'	1°26'41"	20.17'	20.17'
C11	50.00'	82°06'37"	71.65'	65.68'
C12	1300.00'	20°29'03"	464.77'	462.30'
C13	450.00'	2°22'03"	18.59'	18.59'
C14	1300.00'	4°35'15"	104.08'	104.06'
C15	610.00'	14°50'29"	158.01'	157.57'
C16	1220.00'	4°28'35"	95.32'	95.29'
C17	450.00'	6°28'16"	50.56'	50.54'
C18	1200.00'	10°03'28"	210.65'	210.38'
C19	1823.00'	18°15'23"	580.87'	578.41'
C20	25.00'	29°21'04"	12.81'	12.67'
C21	50.00'	139°03'48"	121.36'	93.69'
C22	25.00'	26°53'24"	11.73'	11.63'
C23	825.00'	1°26'41"	20.80'	20.80'
C24	25.00'	90°08'56"	39.33'	35.40'
C25	1345.00'	4°44'10"	111.18'	111.15'
C26	1255.00'	4°45'11"	104.11'	104.08'
C27	25.00'	89°50'03"	39.20'	35.30'
C28	25.00'	29°39'13"	12.94'	12.79'
C29	50.00'	132°18'14"	115.46'	91.46'
C30	25.00'	20°32'25"	8.96'	8.91'
C31	1275.00'	20°29'03"	455.83'	453.41'
C32	475.00'	2°20'50"	19.46'	19.46'
C33	1325.00'	20°29'03"	473.71'	471.19'
C34	25.00'	82°06'37"	35.83'	32.84'
C35	775.00'	1°26'41"	19.54'	19.54'
C36	25.00'	82°34'05"	36.03'	32.99'
C37	1773.00'	11°53'30"	367.99'	367.33'
C38	25.00'	91°20'49"	39.86'	35.77'
C39	635.00'	14°32'57"	161.25'	160.81'
C40	25.00'	99°32'57"	43.44'	38.18'
C41	1225.00'	10°03'28"	215.04'	214.76'
C42	25.00'	48°11'23"	21.03'	20.41'
C43	50.00'	276°22'46"	241.19'	66.67'
C44	25.00'	48°11'23"	21.03'	20.41'
C45	1175.00'	10°03'28"	206.26'	206.00'
C46	475.00'	0°59'20"	8.20'	8.20'
C47	25.00'	81°26'23"	35.53'	32.82'
C48	1245.00'	1°20'30"	29.15'	29.15'
C49	25.00'	64°41'01"	28.22'	26.75'
C50	50.00'	268°40'07"	234.46'	71.53'
C51	25.00'	22°09'27"	9.67'	9.61'
C52	1195.00'	3°10'08"	66.09'	66.09'
C53	585.00'	14°29'49"	148.02'	147.62'
C54	25.00'	91°59'01"	40.14'	35.96'
C55	1773.00'	3°20'26"	103.37'	103.35'

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- F.N. INDICATES FILE NUMBER
- R.O.W. INDICATES RIGHT-OF-WAY
- PVT. INDICATES PRIVATE
- A.E. INDICATES AERIAL EASEMENT
- C.P.E. INDICATES CENTERPOINT EASEMENT
- F.M.E. INDICATES FORCE MAIN EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT

FINAL PLAT OF  
AVALON AT SIENNA PLANTATION  
SECTION 2

A SUBDIVISION OF 23.640 ACRES OF LAND SITUATED IN  
THE MOSES SHIPMAN LEAGUE, ABSTRACT 86, FORT BEND COUNTY, TEXAS.

67 LOTS 5 RESERVES (3.382 ACRES) 3 BLOCKS  
JULY 11, 2016 JOB NO. 0074-1402-309

OWNERS:

TAYLOR MORRISON OF TEXAS, INC.  
GRANT GRIMES, VICE PRESIDENT - LAND RESOURCES  
5353 WEST HOUSTON PARKWAY, SUITE 190, HOUSTON, TEXAS 77041  
PH. (281) 598-3073

ENGINEER:

LJA Engineering, Inc.  
2929 Briarpark Drive Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386  
T.B.P.L.S. Firm No. 10110501

KEITH W. MONROE  
REGISTERED PROFESSIONAL LAND SURVEYOR,  
TEXAS REGISTRATION NO. 4797

AMANDA CARRIAGE  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS REGISTRATION NO. 105912

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.303	56,744	RESTRICTED TO LANDSCAPE/UTILITY	HOMEOWNERS ASSOCIATION (HOA)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12
B	0.089	3,874	RESTRICTED TO LANDSCAPE/UTILITY	HOMEOWNERS ASSOCIATION (HOA)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12
C	0.401	17,458	RESTRICTED TO LANDSCAPE/UTILITY	HOMEOWNERS ASSOCIATION (HOA)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12
D	0.614	26,756	RESTRICTED TO LANDSCAPE/UTILITY	HOMEOWNERS ASSOCIATION (HOA)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12
E	0.975	42,456	RESTRICTED TO LANDSCAPE/UTILITY	HOMEOWNERS ASSOCIATION (HOA)/SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12
TOTAL	3.382	147,288		



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**


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**AGENDA DATE:** August 10, 2016

**AGENDA ITEM SUBJECT:** PD, Planned Development District #62 – PD Amendment

**AGENDA ITEM NUMBER:** 8.A.

**PROJECT PLANNER:** Jennifer Thomas Gomez, AICP, Interim Assistant Director, Development Services

**APPROVAL:**  **Otis Spriggs, AICP, Director, Development Services**

---

**PERMIT NUMBER:** 1602466

**PROPERTY ID:** 3179-00-001-0090-907 / 0086-00-000-4505-907 /  
0086-00-000-4404-907 / 0086-00-000-4506-907 /  
3179-00-001-0010-907 / 3179-00-001-0011-907 /  
3179-00-001-0020-907 / 3179-00-001-0030-907 /  
3179-00-001-0040-907 / 3179-00-001-0050-907 /  
3179-00-001-0060-907 / 3179-00-001-0070-907 /  
3179-00-001-0080-907 / 3179-00-001-0120-907 /  
3179-00-001-0100-907

**LOCATION:** PD #62 is located southwest of the intersection of State Highway 6 and the Fort Bend Parkway. PD #62 contains a shopping center anchored by a Kroger grocery store and containing certain businesses including a Wells Fargo and Chase bank and several restaurants including a Popeye's Louisiana Kitchen, a Burger King, a Russo's New York Pizzeria, and a Subway.

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**RECOMMENDED ACTION:**

The proposal complies with the provisions of the Comprehensive Plan and with the policies contained in the Future Land Use and Character map.



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It is recommended that PD #62 be amended as discussed in the following report to allow for the outside placement, storage, sales and services of vehicles related to a rental care facility.

The Planning and Zoning Commission should adopt this as its Final Report and forward it to City Council with a **positive recommendation** for consideration and adoption thereof.

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## **SCHEDULED FIRST READING BY THE CITY COUNCIL:**

**7:00 pm, Tuesday, September 6, 2016**

**Revised submittals due prior to Monday, August 22, 2016.** Any revised documents and exhibits required as a result of recommendations made to the Planning and Zoning Commission must be submitted no later than 10:00 a.m. on August 22, 2016, which is prior to the deadline for submittals to the City Council for their September 6, 2016 meeting.

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## **SUMMARY:**

PD #62 was approved in 2007 to allow for the location of retail/commercial uses. Subsequent amendments to PD #62 were approved to allow for certain deviations to support the development of a couple of fast food style restaurants and a pet supply store.

PD #62 allows for the location of LC-3, retail district uses and a lift station.

The applicant seeks to locate an approximate 1,462 square foot rental car facility with an associated outdoor placement, storage, display and sales area for vehicles related to the operation of the business as well as a vehicle preparation area.

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## **REQUIREMENTS FOR A PD DISTRICT AMENDMENT APPLICATION (SECTION 8.3)**

### **A. Ownership documentation:**

The applicant has submitted proof of notice to all of the other property owners within the PD district in the manner proscribed by Section 8.3.A.1.

### **B. Legal description of site:**

The subject site can be described as being all of the Fort Bend Town Center subdivision recorded by instrument number 20080015 in the Official Records of Fort Bend County, Texas; and being an approximate 0.65 acre tract of land in the Moses Shipman Survey, A-86, Fort Bend County, Texas, recorded in Fort Bend County Clerk File No. 2007024530 as Public Access and Utility Easement No. 2; and being an approximate 0.22 acre tract of land in the Moses Shipman's Survey, A-86, Fort Bend County, Texas, recorded in Fort Bend County File No.

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2007024530 as Public Access and Utility Easement No. 3.

**C. Site Plan:**

A proposed site plan has been submitted which constitutes the required site plan.

**D. Total acreage:**

28 acres

**E. Minimum design standards:**

The applicant has complied with City standards, except as requested below in the Analysis of the Subject Site.

**F. Development Schedule.** The applicant has advised the development shall be completed within the required five-year timeframe pursuant to Section 8.2.D.

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**GENERAL SITE INFORMATION:**

**A. Existing Land Use and Zoning Designation:** Retail-commercial shopping center / PD #62 (Ordinance O-12-17)

**B. Surrounding Land Uses and Zoning Designations:**

North: State Highway 6

South: Fort Bend Parkway

East: Fort Bend Parkway

West: A Firestone; an AutoZone; unimproved land / LC-3, retail district

**C. Zoning History:**

11-01-1982: Subject site annexed by the City of Missouri City and zoned SD, suburban district (Ordinance O-82-49)

05-07-2007: Subject site zoned PD #62 (Ordinance O-07-19);

08-17-2009: PD #62 amended (Ordinance O-09-26);

02-07-2011: PD #62 amended (Ordinance O-11-02);

06-18-2012: PD #62 amended (Ordinance O-12-17).

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**SITE PLAN AND USE REGULATIONS (Subsection 8.2.C and 8.5 of the City's Zoning Ordinance)**

There are no changes proposed to PD #62 except as provided herein.

**A. Use regulations.** No changes are proposed to the use regulations of PD #62.



PD #62 was approved in 2007 to allow for the location of retail/commercial uses. Subsequent amendments to PD #62 were approved to allow for certain deviations to support the development of a couple of fast food style restaurants and a pet supply store.

PD #62 allows for the location of LC-3, retail district uses and a lift station.

The applicant seeks to locate an approximate 1,462 square foot rental car facility with an associated outdoor placement, storage, display and sales area for vehicles related to the operation of the business as well as a vehicle preparation area.

The proposed rental car facility is a permitted use within the LC-3 district. However, consideration must be given for the associated outdoor uses that are accessory to this type of facility.

- B. Outside placement, storage, sales and services of materials, merchandise, and equipment.** Except as provided herein, the outside placement, storage, sales and service regulations for LC-3, retail districts, contained in Section 7.12 of the City of Missouri City Zoning Ordinance should apply.

Ordinance O-12-17 applies the LC-3 retail district regulations on the provision of outside placement, storage, sales and services of materials, merchandise, and equipment.

The outside placement, storage, sales and services requirements for the LC-3 district are found in Section 9.17 of the City's Zoning Ordinance. Section 9.17 generally requires that the outside placement and storage of materials, merchandise, and equipment, including automobiles, must be screened by masonry walls if within view of a roadway or driveway used by the general public. If not within view of a roadway or driveway used by the general public such placement must be screened by landscaping, at a minimum. If screening is not or cannot be provided, such placement is prohibited. An outside storage area is preferred to be located to the side or the rear of a building.

The applicant seeks to locate an approximate 1,462 square foot rental car facility with an associated outdoor placement, storage, display and sales area for vehicles related to the operation of the business as well as a vehicle preparation area.

The outside placement and storage area would be located to the front of the proposed lease space for the rental facility. The placement of the facility's rental vehicle inventory is proposed to be located within a designated area, consisting of approximately 15 parking spaces, facing the Fort Bend Parkway. The vehicle preparation area would be located to the rear of the lease space and would have minimal to no view to the general public.

**Staff Recommendation:** To allow for the outside placement, storage, sales and services of automobiles that are accessory to a rental car facility to be located

within the southeast portion of the shopping center's parking lot and as outlined on the attached site plan. Such area should be screened by landscaping as required for the associated transitional buffer yard and what is required for the perimeter of a parking area. Such landscaping presently exists and should be maintained in accordance with the City's landscaping requirements. A vehicle preparation area should be located to the rear of the lease space and should be screened by masonry walls. This proposed positioning of the vehicle preparation area would adequately screen such service area through the use of the existing building.

Adequate parking area should not be a problem if the rental car facility secures approximately 15 parking spaces. Ordinance O-12-17 allows for a maximum of 1,189 parking spaces for the entire shopping center, which is in excess of the City's minimum parking requirements.

**Conformance with the Comprehensive Plan:** The proposed amendment is in conformance with Goal 2.5, Quality design and community appearance which encourages the City to "continue to build upon Missouri City's reputation for quality...commercial development...[specifically] along the community's major corridors."

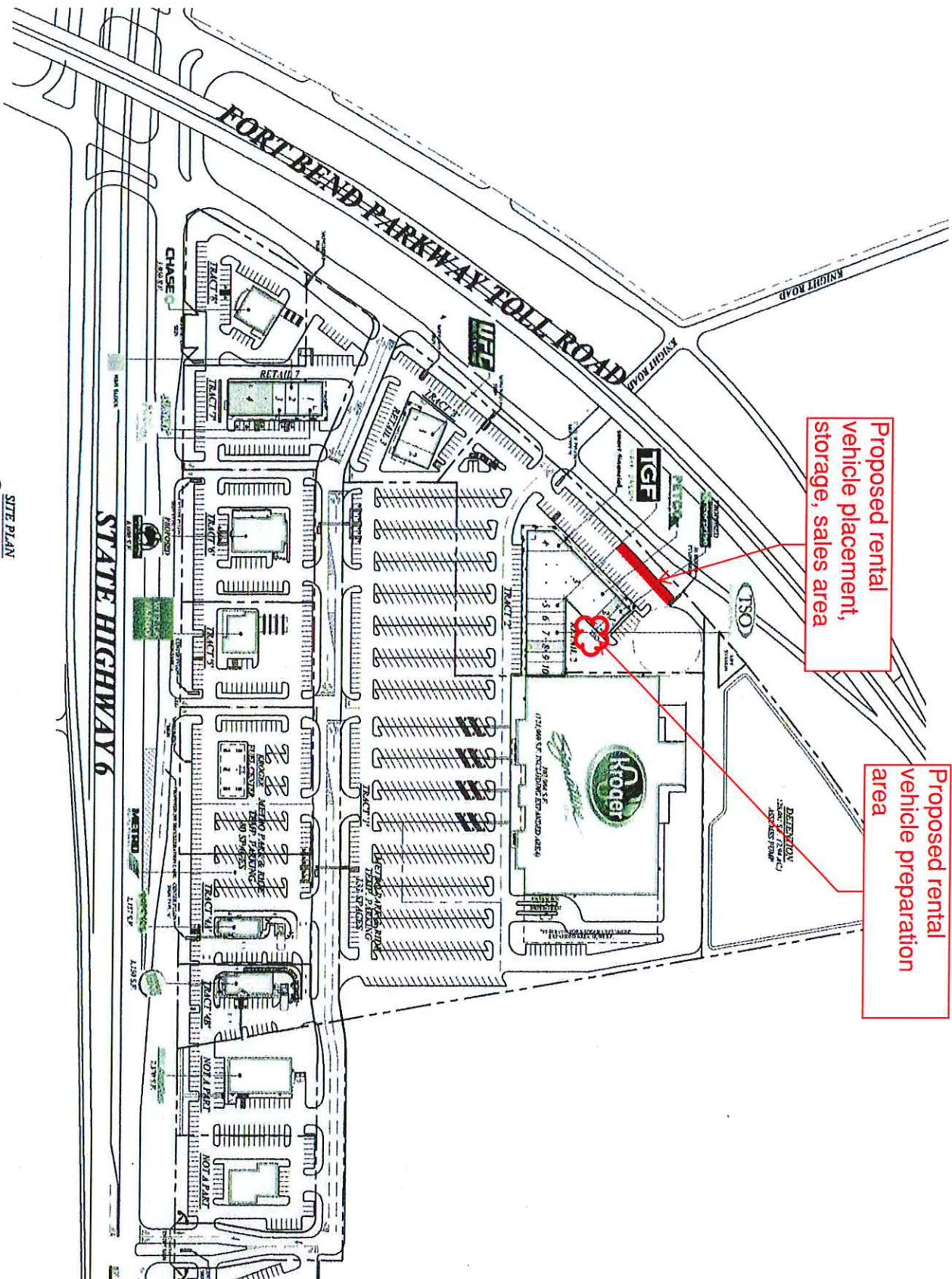
**Conformance with the Future Land Use and Character Map:** The Future Land Use and Character map defines the subject area as Suburban Character being appropriate for Suburban Commercial.

This character is a designation where "development forms result in a more green, open feel compared to more intensively developed areas where buildings, parking areas, and other improvements cover more of their sites..."

There are no proposed amendments to the Future Land Use and Character map.

-----END OF REPORT-----





Proposed rental  
vehicle placement,  
storage, sales area

Proposed rental  
vehicle preparation  
area

SITE PLAN  
0.25" = 100'  
N

**FORT BEND TOWN CENTER**  
PRELIMINARY STUDY  
SWC OF FORT BEND PARKWAY & STATE HIGHWAY 6  
MISSOURI CITY, TEXAS

**DEVELOPMENT SERVICES DEPARTMENT****Planning & Development Division**

1522 Texas Parkway

Missouri City, Texas 77489

281-403-8600 (Office) ■ 281-208-5551 (Fax)

www.missouricitytx.gov

**APPLICATION FOR:**

Check One:

☐ SPECIFIC USE PERMIT☐ SPECIFIC USE PERMIT AMENDMENT☐ PLANNED DEVELOPMENT DISTRICT☒ PLANNED DEVELOPMENT DISTRICT AMENDMENT

SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)

FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

**Date of Application:**

1. Project Name:	Enterprise Rent A Car		
2. Address/Location of Property:	10330 Hwy 6 Ste L Missouri City, TX 77459		
3. Applicant's Name:	Christina Makatura		
Mailing Address:	13805 West RD Ste 100 Houston, TX 77041		
Phone No.:	(832) 22-7829	Fax No.:	(800) 871-8521
Email:	christina.c.makatura@ehi.com		
4. Status of Applicant:	(Owner)	Agent	Attorney Trustee Corporation Relative
(If other than Owner, submit written authorization from Owner with application.)			
5. Property Owner:	New Quest		
Mailing Address:	8927 W Sam Houston Pkwy N Ste 200 Houston, TX 77040		
Phone No.:	(281) 640-7693	Fax No.:	(281) 955-3592
Email:	sowlia@newquest.com		
6. Existing Zoning District:			
7. Total Acreage:			
8. Proposed Development and Reasons for Application:	car pick area		
9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application):	SWC. of Highway 6 at Ft Bend Pkwy		
Subdivision Name:	Lot No.:	Block No.:	
Volume No.:	Page No.:		
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):			
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES	NO	
(If yes, submit with application.)			
12. Does this application include an Architectural Design Review: (Circle One):	YES	NO	
(If yes, see page 8, Exhibit C for materials required to be submitted.)			
FILING FEE:		\$1,200.00	

Hand deliver completed application form with the filing fee and required information to:

Development Services Department

1522 Texas Parkway (FM 2234)

Missouri City, TX 77489

By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

Christina Makatura

Print Name of Applicant

Signature of Applicant

Last updated December 2015

A S 91 FT. BEND PARKWAY - HWY 6, L.P.

Print Name of Property Owner

Signature of Property Owner, Agent or Attorney



**July 11, 2016**

Via USPS

EAN Holdings, LLC

10401 Centrepark Drive STE 100

Houston, TX 77043

To Recipients on Exhibit A

Re: Notification of Application for Amendment of Planned District #62 (PD-62)

Dear Property Owner,

This notice is being provided to you pursuant the City of Missouri City Zoning Ordinance in connection with an application by Christina Makatura to amend PD #62. EAN Holdings, LLC is seeking to lease property within PD#62 to open an Enterprise Rent-A-Car location.

**Request**

As per PD #62, vehicles cannot be left overnight onsite. EAN Holdings, LLC is requesting to amend PD #62 to allow EAN Holdings, LLC to have rental cars onsite overnight should there be a case where they are not able to rent them out that day.

**Reason for the Request**

It is our intention to construct a car prep area that would consist of a canopy, bucket wash, and a grit trap (which is underground and will not be noticeable driving by). We will have rental cars on display for rent and occasionally if not rented they could be there overnight.

**Anticipated Impact**

There should be no impact to your parking as we work diligently to make sure as many cars are rented out as we can.

**Notice as per Section 8.3.C of the City of Missouri City Zoning Ordinance**

Please be aware that a property owner who fails to file a written protest with the director of development services prior to the close of the public hearing held by the city council on a proposed

zoning map amendment to a PD district shall be deemed to have consented to the amendment and to have waived any and all claims against the city for any economic loss or economic damages resulting in whole or in part from such amendment.

Should you have any questions concerning the proposed amendment, please feel free to contact me, Christina Makatura, at 832-722-7829 or [christina.c.makatura@ehi.com](mailto:christina.c.makatura@ehi.com).

Regards,

A handwritten signature in black ink, appearing to read 'CMA', is positioned below the 'Regards,' text.

Christina Makatura

832-722-7829

OWNERNAME	OADDR1	OADDR2	OWNERCITY	OWNERSTATE	OWNERZIP
Texas Transportation Commission		PO Box 1386	Houston	TX	77251-1386
Texas Transportation Commission		PO Box 1386	Houston	TX	77251-1386
A-S 91 Ft Bend Parkway-Hwy 6 LP	4415 Highway 6	c/o Star Foods Inc - Popeyes 4415 Highway 6	Sugar Land	TX	77478-4476
A-S 91 Ft Bend Parkway-Hwy 6 LP	8827 W Sam Houston PKWY	8827 W Sam Houston PKWY N STE 200	Houston	TX	77040-5383
A-S 91 Ft Bend Parkway-Hwy 6 LP	8827 W Sam Houston PKWY	8827 W Sam Houston PKWY N STE 200	Houston	TX	77040-5383
Kroger Texas LP	19245 DAVID MEMORIAL DR	19245 DAVID MEMORIAL DR STE A	CONROE	TX	77385-8776
A-S 91 Ft Bend Parkway-Hwy 6 LP	8827 W Sam Houston PKWY	8827 W Sam Houston PKWY N STE 200	Houston	TX	77040-5383
Kroger Texas LP	19245 DAVID MEMORIAL DR	19245 DAVID MEMORIAL DR STE A	CONROE	TX	77385-8776
A-S 91 Ft Bend Parkway-Hwy 6 LP	8827 W Sam Houston PKWY	8827 W Sam Houston PKWY N STE 200	Houston	TX	77040-5383
A-S 91 Ft Bend Parkway-Hwy 6 LP	8827 W Sam Houston PKWY	8827 W Sam Houston PKWY N STE 200	Houston	TX	77040-5383
A-S 91 Ft Bend Parkway-Hwy 6 LP	8827 W Sam Houston PKWY	8827 W Sam Houston PKWY N STE 200	Houston	TX	77040-5383
A-S 91 Ft Bend Parkway-Hwy 6 LP	4415 Highway 6	c/o Star Foods Inc - Burger King 4415 Highway 6	Sugar Land	TX	77478-4476
A-S 91 Ft Bend Parkway-Hwy 6 LP	8827 W Sam Houston PKWY	8827 W Sam Houston PKWY N STE 200	Houston	TX	77040-5383
A-S 91 Ft Bend Parkway-Hwy 6 LP	1525 W W T Harris BLVD	c/o Wells Fargo Corp Properties Group - Attn: Lease Administration (BE #144696) 1525 W W T Harris BLVD	Charlotte	NC	28262-8522

DEVELOPMENT SYNOPSIS					
MAJOR LEASE SHOPPING CENTER TRACTS					
TRACT #	LAND AREA (ACRES)	BUILDING AREA	PARKING SPACES	PARKING RATIO/ SQ. FT.	DENSITY /AC
TRACT 1	62.2	11,462	1,000	1.00	16.25
TRACT 2	301.19	11,462	1,000	1.00	16.25
TRACT 3	141.04	1,79	2,104	1.17	12.47
TRACT 4	40.95	7.94	6,897	8.6	17.34
TRACT 5	7.25	1.05	1,572	1.57	5.16
TRACT 6	2.71	1.12	1.9	1.78	6.96
TRACT 7	42.54	1.64	4,251	2	11.12
TRACT 8	12.79	1.14	1,290	1.14	6.94
TRACT 9	45.99	1.11	6,292	5.6	12.12
TRACT 10	49.81	1.17	1,582	1.35	11.19
SUBTOTAL	567.44	22.67	18,096	1.106	11.13
NET BUILDING	2,453	1.46			
DEVELOPMENT	12,861	2.64			
NET LAND	1,118	0.28			
NET BUILDING	18,277	4.46			
TOTAL	1,118	27.12			

NOTE: This is a preliminary study for the purpose of illustrating the approximate layout and size of the building. The actual building layout and size will be determined by the final site plan and engineering. The actual building layout and size will be determined by the final site plan and engineering. The actual building layout and size will be determined by the final site plan and engineering.

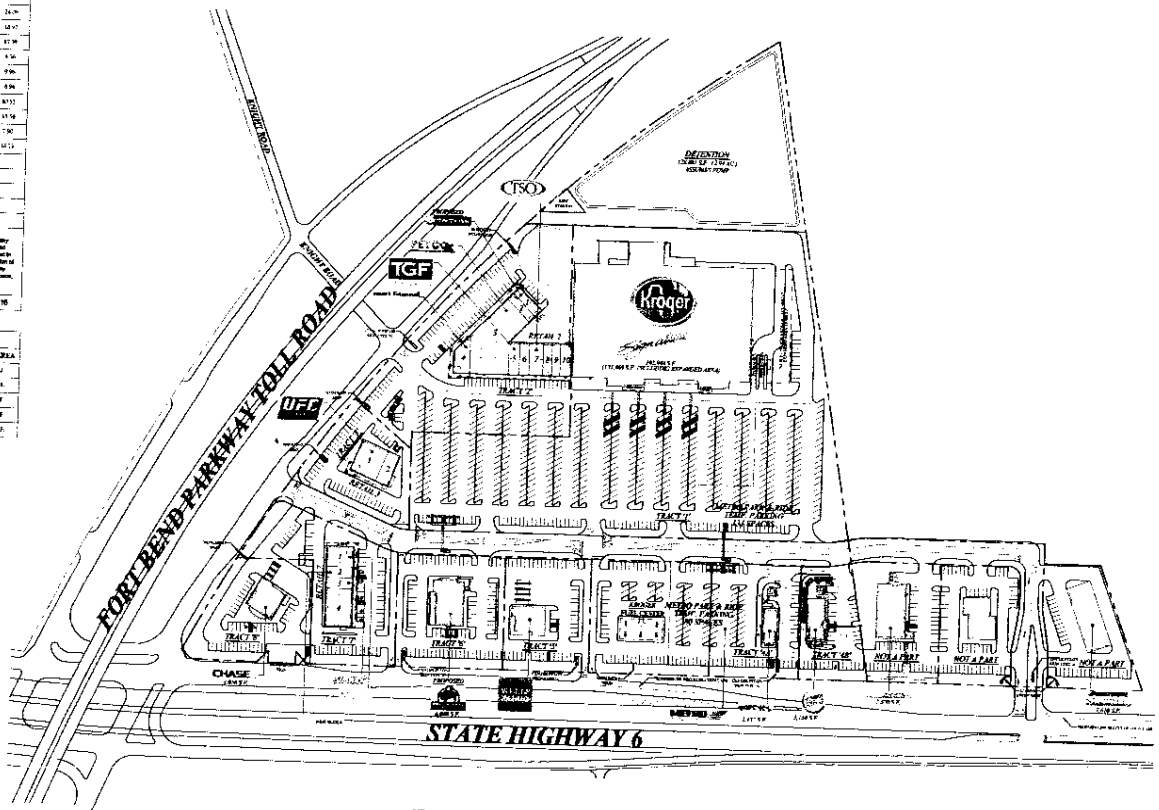
DEVELOPMENT SYNOPSIS LAST UPDATED: 07/13/16 DATE: 07/22/16

RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
1	WALMART	1,141,411
2	WALMART	1,141,411
3	WALMART	1,141,411
4	WALMART	1,141,411
5	WALMART	1,141,411
6	WALMART	1,141,411
7	WALMART	1,141,411
8	WALMART	1,141,411
9	WALMART	1,141,411
10	WALMART	1,141,411
TOTAL		11,411,411

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	WALMART	1,141,411
2	WALMART	1,141,411
3	WALMART	1,141,411
4	WALMART	1,141,411
5	WALMART	1,141,411
6	WALMART	1,141,411
7	WALMART	1,141,411
8	WALMART	1,141,411
9	WALMART	1,141,411
10	WALMART	1,141,411
TOTAL		11,411,411

AVAILABLE

RETAIL BUILDING 3		
NO.	NAME	LEASE AREA
1	WALMART	1,141,411
2	WALMART	1,141,411
3	WALMART	1,141,411
4	WALMART	1,141,411
5	WALMART	1,141,411
6	WALMART	1,141,411
7	WALMART	1,141,411
8	WALMART	1,141,411
9	WALMART	1,141,411
10	WALMART	1,141,411
TOTAL		11,411,411

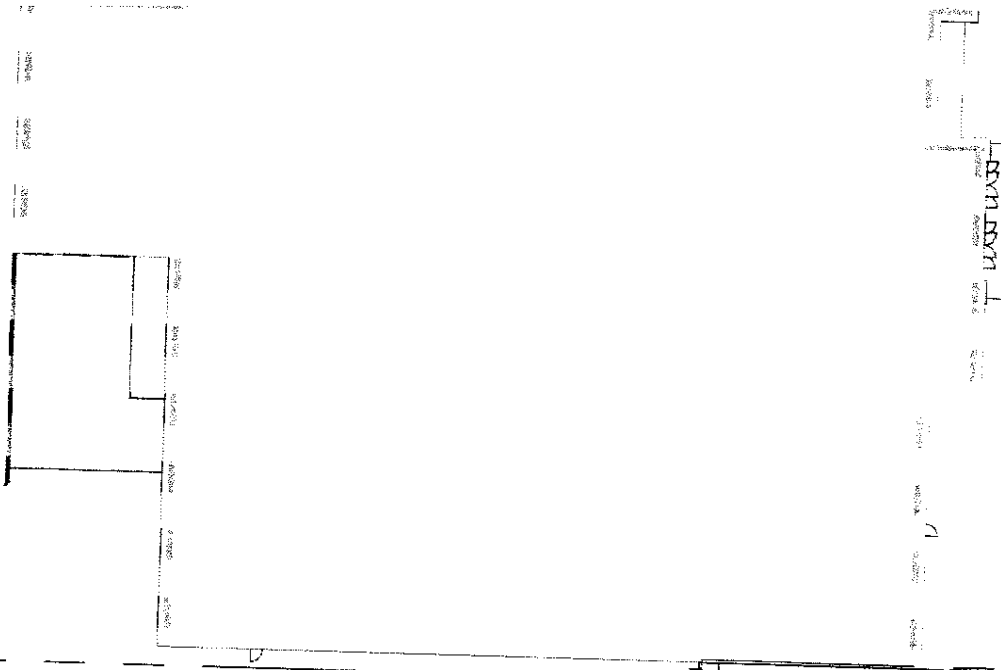


SITE PLAN  
0" = 1" = 100'

**FORT BEND TOWN CENTER**

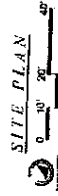
PRELIMINARY STUDY

SWC OF FORT BEND PARKWAY & STATE HIGHWAY 6  
MISSOURI CITY, TEXAS



RETAIL 2

TRACT '2'



FORT BEND TOWN CENTER

EXHIBIT

SWC OF FORT BEND PARKWAY & STATE HIGHWAY 6  
MINNEAPOLIS, MINN.

presented solely for the purpose of identifying the approximate location and size of the building contemplated within the Shopping Center. Subject to the limitations, any other restrictions expressly provided for in the Lease, building sizes, site use, parking and landscaping areas are subject to change at Landlord's discretion, as well as the designation of any building space to be occupied by tenants or occupants, as well as the designation of any building space to be occupied by tenants or occupants only, shall not constitute any agreement or covenant on the part of Landlord's discretion.

**enterprise**  
rent-a-car  
1,432 S.F.

PREMISES  
RENTAL CAR SPACES

NOT A SCALE







TRAMMEL FRESNO RD

STATE HWY 6

Firestone

Autozone

Popeye's

Chase

Kroger

Proposed rental car  
facility location

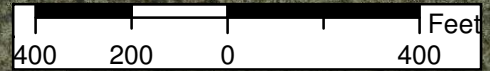
STATE HWY 6

FORT BEND PKWY

KNIGHT RD

PKWY

WATTS PLANTATION RD



1 inch = 400 feet



# Planned Development District Amendment Current Conditions – Site Pictures

## PD #62 – Enterprise Rent-A-Car



View looking northeast



View looking south



View looking west



View looking southwest



**DEVELOPMENT SERVICES - PLANNING DIVISION**

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1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

**NOTICE OF PUBLIC HEARING  
TO ADJOINING PROPERTY OWNERS  
WITHIN 200 FEET OF PROPERTY SUBJECT TO REZONING**

**DATE OF NOTICE: July 29, 2016**

**LOCATION/DATE:** The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, August 10, 2016, at the City Council Chambers – 2<sup>nd</sup> Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

**PURPOSE:** To receive comments for or against a request by Christina MaKatura to amend the regulations and restrictions of PD, Planned Development District #62 to allow for the location of a rental car facility with associated automobile parking lot and preparation area; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

**SITE LOCATION:** PD #62 is located southwest of the intersection of State Highway 6 and the Fort Bend Parkway. PD #62 contains a shopping center anchored by a Kroger grocery store and containing certain businesses including a Wells Fargo and Chase bank and several restaurants including a Popeye's Louisiana Kitchen, a Burger King, a Russo's New York Pizzeria, and a Subway.

**SITE LEGAL DESCRIPTION:** The subject site can be described as being all of the Fort Bend Town Center subdivision recorded by instrument number 20080015 in the Official Records of Fort Bend County, Texas; and being an approximate 0.65 acre tract of land in the Moses Shipman Survey, A-86, Fort Bend County, Texas, recorded in Fort Bend County Clerk File No. 2007024530 as Public Access and Utility Easement No. 2; and being an approximate 0.22 acre tract of land in the Moses Shipman's Survey, A-86, Fort Bend County, Texas, recorded in Fort Bend County File No. 2007024530 as Public Access and Utility Easement No. 3.

**FOR MORE INFORMATION:** Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at [planning@missouricitytx.gov](mailto:planning@missouricitytx.gov) for further information.





**DEVELOPMENT SERVICES – PLANNING DIVISION**

**1522 TEXAS PARKWAY**

**MISSOURI CITY, TEXAS 77489**

July 29, 2016

CITY OF MISSOURI CITY, TEXAS  
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:  
Wednesday, August 10, 2016  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall Building  
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Christina MaKatura to amend the regulations and restrictions of PD, Planned Development District #62 to allow for the location of a rental car facility with associated automobile parking lot and preparation area; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

This letter is being sent to property owners within 200' of the subject property as required by law. It is also sent to others on request.

\*\*\*\*\*

Dear City Representatives:

\_\_\_\_ I/We protest this proposed rezoning because\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

\_\_\_\_ I/We support this proposed rezoning because\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Sincerely,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Subdivision

\_\_\_\_\_  
Phone Number

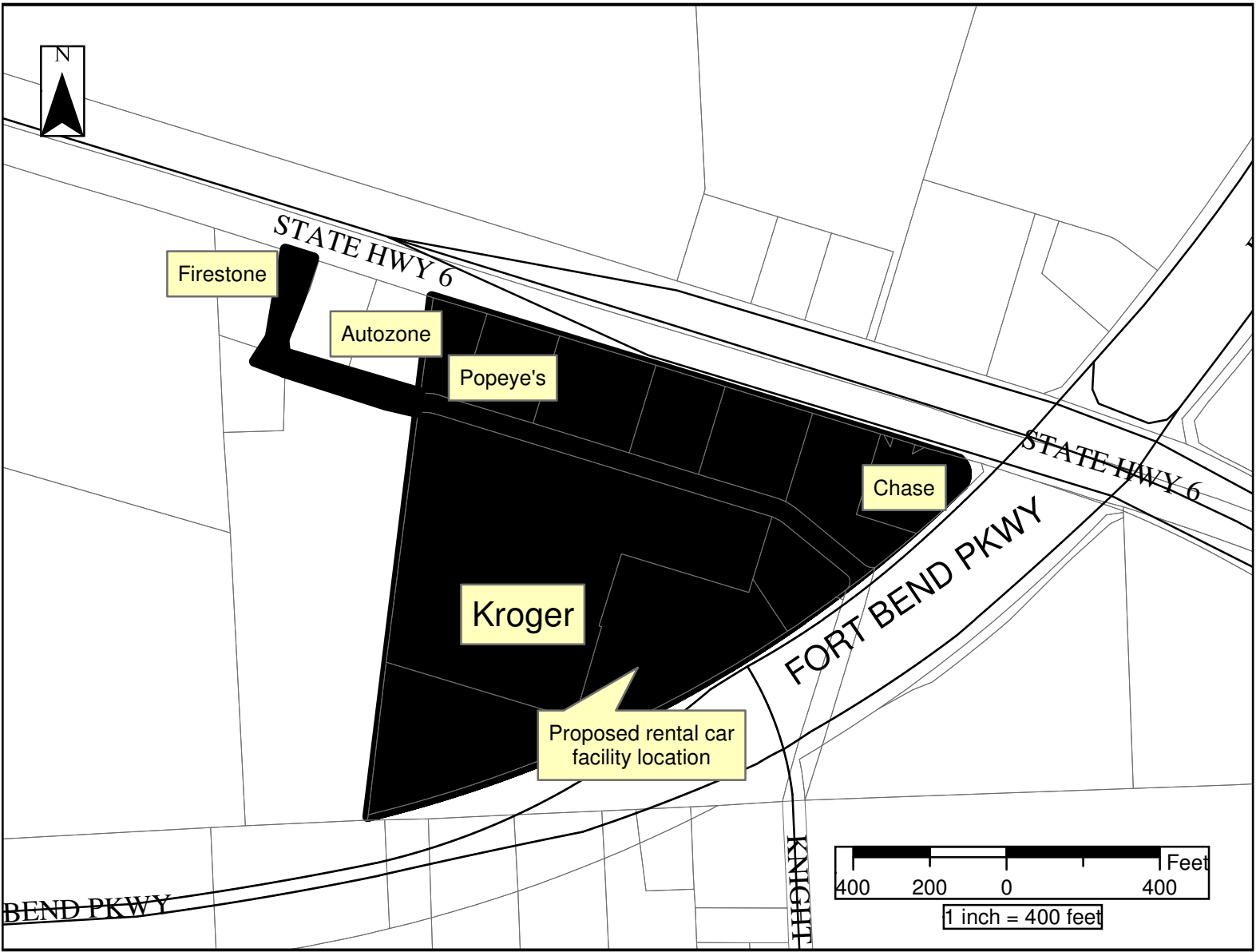
Return to:

Development Services Department  
1522 Texas Parkway  
Missouri City, TX 77489  
FAX (281) 208-5551

-----  
*The Texas Public Information Act provides the right of the public to access information that governmental bodies produce and how governmental bodies should respond. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.*

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature





**PLANNING AND ZONING COMMISSION  
STAFF REPORT**


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**AGENDA DATE:** August 10, 2016

**AGENDA ITEM SUBJECT:** Shipman's Cove – Planned Development District

**AGENDA ITEM NUMBER:** 8.B.

**PROJECT PLANNER:** **Jennifer Thomas Gomez, AICP**, Interim Assistant Director, Development Services

**APPROVAL:**  **Otis Spriggs, AICP**, Director, Development Services

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**PERMIT NUMBER:** 1602690

**PROPERTY ID:** 0086-86-005-0500-907

**LOCATION:** The subject site is located north of the Newpoint Estates residential subdivision, south and west of the Creekmont residential subdivision.

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**RECOMMENDED ACTION:**

The proposal complies with the provisions of the Comprehensive Plan but does not fully comply with the policies contained in the Future Land Use and Character map. The policies of the Future Land Use and Character map recommend development of the subject property for Estate character.

It is recommended that the subject property be rezoned from SD, suburban district to PD, Planned Development District and that the Future Land Use and Character map be amended as discussed in the following report.

The Planning and Zoning Commission should adopt this as its Final Report and forward it to City Council with a **positive recommendation** for consideration and adoption thereof.

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## **SCHEDULED FIRST READING BY THE CITY COUNCIL:**

**7:00 pm, Tuesday, September 6, 2016**

**Revised submittals due prior to Monday, August 22, 2016.** Any revised documents and exhibits required as a result of recommendations made to the Planning and Zoning Commission must be submitted no later than 10:00 a.m. on August 22, 2016, which is prior to the deadline for submittals to the City Council for their September 6, 2016 meeting.

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### **SUMMARY:**

Shipman's Cove is a single family residential development proposed to consist of approximately 278 lots. The development is proposed to consist of a mix of lots a minimum of 50 foot and 60 foot in width. The larger, 60 foot lot products, would be positioned along the perimeter of the development, where adjacent to the Creekmont residential subdivision. The applicant has indicated that a minimum 20 percent of the development would consist of open space, include a pedestrian trail/sidewalk and a minimum 1.5 acre recreation reserve.

The applicant has submitted a General Development Plan which generally proposes development consistent with the City's R-2, single family residential district.

---

## **REQUIREMENTS FOR A PD DISTRICT APPLICATION (SECTION 8.2)**

### **A. Ownership documentation:**

The applicant has submitted proof of unified ownership in the manner proscribed by Section 8.2.A.

### **B. Legal description of site:**

The subject site can be described as being an approximate an 95.31 acre tract of land situated in the Moses Shipman League, A-86, Fort Bend County, Texas, being out of that certain called 358.1824 acre tract of land conveyed to Larry B. Briggs (50%) and Alfred L. Deaton III (50%) by Special Warranty Deed recorded in Clerk's File Number 9409260 of the Fort Bend County Official Public Records.

### **C. Site Plan:**

A proposed site plan has been submitted which constitutes the required site plan. A site plan, if adopted and approved by the city council, shall become part of the PD district ordinance and shall be adhered to, as specified in the ordinance, by the owner, developer, and his successors in interest.

### **D. Total acreage:**

95.31 acres

### **E. Minimum design standards:**



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The applicant has submitted a General Development Plan and draft deed restrictions for the proposed subdivision.

- F. Development Schedule.** The applicant has submitted a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. Development is expected to occur in phases and as such, such development schedule shall become part of the PD district ordinance if adopted and approved by the city council. The applicant anticipates completion of the development within the 5-year time frame required by Section 8.2.D.
- 

#### **GENERAL SITE INFORMATION:**

- G. Existing Land Use and Zoning Designation:** Unimproved / SD, suburban district

**H. Surrounding Land Uses and Zoning Designations:**

North: Creekmont residential subdivision / R-2, single family residential district

South: Newpoint Estates residential subdivision / R-1, single family residential district

East: Creekmont residential subdivision / R-2, single family residential district

West: Unimproved / SD, suburban district

**I. Zoning History:**

04-06-1987: Subject site annexed by the City of Missouri City and zoned SD, suburban district (Ordinance O-87-7)

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#### **SITE PLAN AND USE REGULATIONS (Subsection 8.2.C and 8.5 of the City's Zoning Ordinance)**

- A. Purpose.** PD, Planned Development District No. \_\_\_\_ is proposed to consist of a single family residential community. Improvements to the site will be designed to enhance the overall urban design and nature of the surrounding area.
- B. Use regulations.** In PD, Planned Development District No. \_\_\_\_, no building, structure or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged unless otherwise provided in the proposed ordinance.

Shipman's Cove is a single family residential development proposed to consist of approximately 278 lots. The development is proposed to consist of a mix of lots a minimum of 50 foot and 60 foot in width. The larger, 60 foot lot products, would be positioned along the perimeter of the development, where adjacent to the

Creekmont residential subdivision. The applicant has indicated that a minimum 20 percent of the development would consist of open space, include a pedestrian trail/sidewalk and a minimum 1.5 acre recreation reserve.

The applicant has submitted a General Development Plan which generally proposes development consistent with the City's R-2, single family residential district.

**Conformance with the Comprehensive Plan:** The proposed amendment is in conformance with Goal 2.2 of the City's Comprehensive Plan. This goal addresses the need to provide "life cycle housing...by offering a range of housing types and price ranges that residents can make lifestyle transitions as they age."

**Conformance with the Land Use Plan:** The proposed rezoning is not in conformance with the Future Land Use and Character map.

The Future Land Use and Character map identifies the subject property as Estate character.

The Estate character is described to allow for "...large lot development generally on the fringes but should also be available within the City so this character lifestyle setting is not limited only to the ETJ. The minimum lot size is typically one acre or larger (i.e., large enough to allow for on-site versus centralized water and wastewater service, consistent with applicable regulations, although some Estate areas may have public services).

**Staff recommendation:** Approve the uses permitted within the R-2, single family residential district for this proposed PD. The development of the area for the purpose of single family residential has long been anticipated through the goals of the Comprehensive Plan as well as the concepts of the Future Land Use and Character map. However, site constraints, such as lack of utilities and floodplain issues have influenced the anticipated scale of development within this area.

The Future Land Use and Character map should be amended to identify the subject area as suburban residential.

The suburban residential character is a designation for areas where residential forms "result in a more green, open feel compared to more intensively developed areas where buildings, parking areas, and other improvements cover more of their sites. In Suburban residential areas, there is more separation between homes (whether through larger minimum lot sizes and setbacks), and the intervening spaces are devoted more to trees and vegetation than to paved surfaces. This set-aside open space can be devoted to parks and greenways, to buffer adjacent uses, and/or to preserve wooded areas or stream corridors. A certain percentage of other types of housing such as patio, village and twin homes could be allowed in a Suburban residential area subject to density limitations and other design criteria to preserve the character and ensure compatibility."



All land, after being annexed into the City limits, is classified as SD until a permanent zoning designation can be established.

The purpose of the SD district is to allow for "rural land uses or undeveloped acreage which is not anticipated to be put to an urban use in the near future...the regulations of [the]...district are designed to allow the continuation of general rural land uses within the city with the intent that, as the area within [the]...district becomes more susceptible to urban development, it can be reevaluated and classified as an appropriate urban district considering its characteristics and suitability for particular urban uses."

The City's Land Use and Character map identifies the area containing the subject property as Estate character largely due to the lack of public utilities within this area and floodplain issues. Most of the single family homes in this area, developed in what would be considered large acreage estate communities, are serviced by private utilities (i.e. – water wells and on-site septic systems).

The subject site is located within the Mustang Bayou Service Area as well as Public Improvement District (PID) #1. In May 2015, the City instituted a Mustang Bayou Water and Wastewater Service Area Business Plan. The Business Plan reflects Goal 3.1 of the City's Comprehensive Plan to provide for the "coordinated and efficient provision of basic utility service...[by] exploring potential mechanisms for long-term utility system consolidation." Specifically, the Business Plan recognizes the City's expressed goal to "encourage regionalization of water and wastewater facilities."

The Business Plan indicates as a principle that "new development...may be included in a new or existing MUD for financing purposes only..." The ownership and operations of new or existing systems would be assigned to the City.

- C. Use district regulations.** The use district regulations for the R-2, single family residential district should apply in PD, Planned Development District No. \_\_\_\_.
- D. Height and area regulations.** Except as set forth herein, the height and area regulations for the R-2, single family residential district, contained in Section 7.3 of the Zoning Ordinance should apply in PD, Planned Development District No. \_\_\_\_.

The applicant has submitted a General Development Plan which generally proposes development consistent with the City's R-2, single family residential district. The applicant proposes to locate the larger, 60 foot lot products along the perimeter of the development, where adjacent to the Creekmont residential subdivision. Additionally, the applicant has provided a density of not to exceed 280 lots for the entire development.

**Staff recommendation:** To approve the applicant's proposal to require lots that back along the northern and eastern boundary of the site and adjacent to the Creekmont residential subdivision to have a minimum lot width of 60 feet; and to provide for no more than 280 total lots for the entire development.

**E. Building, architectural design regulations.** The following building and architectural design regulations should apply in PD, Planned Development District No. \_\_\_\_.

The applicant has submitted a General Development Plan which generally proposes development consistent with the City's R-2, single family residential district. This General Development Plan includes minimum design standards to be applied to the development. These minimum standards include the use of certain primary and secondary exterior finishes, the limitation on the use of certain materials and a requirement to no one material shall cover more than 80% of the front of a single family residence.

**Staff recommendation:** To adopt the applicant's proposed General Development Plan as it pertains to the building and architectural design regulations. These standards are typically applied to residential areas through the use of deed restrictions however the provision of such is supported by the intent and purpose of a PD district including "encourage[ing] harmonious and coordinated development of the site, considering natural features, community facilities, pedestrian and vehicular circulation..."

**F. Landscaping regulations.** Except as set forth herein, the landscaping regulations, contained in Section 11 of the Zoning Ordinance should apply in PD, Planned Development District No. \_\_\_\_.

The applicant has submitted a General Development Plan which generally proposes development consistent with the City's R-2, single family residential district. This General Development Plan includes minimum landscaping to be required within the development. These minimum standards include the following requirements:

- One canopy tree to be placed within the front yard setback on each residential lot, two trees are required on lots 60 feet wide and greater;
- One tree shall be provided within 15 feet of a street-side lot line per 50 feet of lot frontage on the side streets, or portion thereof.
- Trees shall have a minimum 3-inch caliper and minimum 10-foot height as measured from ground level at the time of planting;
- Trees shall be provided within street medians and shall be provided at one tree per 30 linear feet of median or portion thereof;
- Trees may be clustered or spaced linearly;
- A minimum of 20% open space, inclusive of any required detention, shall be provided as shown on the submitted site plan;
- Open space shall be owned and maintained by the Homeowners Association;
- Provide a minimum 1.5 acre recreation reserve.

Section 11.4.D.4 requires a minimum buffer yard when a residential use of any density in a residential district adjoins an existing residential use of a different density in a residential district. In this instance a minimum buffer yard of 10 feet shall be required. For this type of buffer yard, Type A screening is required.

Type A screening consists of one of the following:



- a. Masonry wall fencing a minimum eight feet in height and one canopy tree per 30 linear feet of buffer yard. Such fencing shall be located along property lines unless physical constraints exist that would prohibit such placement as determined by the director of development services.
- b. Opaque or near opaque live vegetative screening year-round from the ground to a height of at least eight feet at installation with intermittent screening providing a minimum of 25 percent screening during the growing season to a height of at least 20 feet at maturity. A wood fence, a minimum of eight feet in height, shall also be located along property lines unless physical constraints exist that would prohibit such placement as determined by the director of development services.
- c. Opaque or near opaque live vegetative screening year-round within wire trellising fencing a minimum eight feet in height at installation, provided that such fencing may only be located adjacent to a nonresidential use or a nonresidential district. Such fencing shall consist of a three-dimensional welded wire trellising system designed to allow growing space for plants or landscaping to mature into a dense screening mechanism. Such fencing shall be located along property lines unless physical constraints exist that would prohibit such placement as determined by the director of development services.

**Staff recommendation:** To adopt the applicant's proposed General Development Plan as it pertains to landscaping regulations in addition to applying the requirements of Section 11 as described above. These regulations are supported by the intent and purpose of a PD district including "encourage[ing] harmonious and coordinated development of the site, considering natural features, community facilities, pedestrian and vehicular circulation..."

- A. Ingress and egress.** All driveways and off-street parking areas, including locations, should comply with the City's Infrastructure Standards.

Watts Plantation Road would provide for the primary access to and from the subject property. Watts Plantation Road is classified as a major collector by the City's Major Thoroughfare Plan.

The City's Traffic Management Plan identifies an extension of Watts Plantation Road between Knight Road and State Highway 6 due to expected traffic growth in the area by 2025. The extension is described as a "two-land roadway...[to] provide better connectivity between Watts Plantation Road, Knight Road and State Highway 6."

- B. Utilities.** All utilities should comply with the Infrastructure Design Standards of the City of Missouri City.
- C. Public safety.** The subject site is located within close proximity to existing public facilities that will provide adequate response time.

The subject site is located within Fire District #4 and would be serviced by Fire Station #4. The property is located within Police Beat D.

Development of the subject site must be consistent with the International Fire Codes as adopted and be considered in the City's analysis of Fire Station Location planning.

-----END OF REPORT-----





DEVELOPMENT SERVICES DEPARTMENT  
Planning & Development Division  
1522 Texas Parkway  
Missouri City, Texas 77489  
281-403-8600 (Office) ■ 281-208-5551 (Fax)  
www.missouricitytx.gov

### APPLICATION FOR:

Check One:

- ☐ SPECIFIC USE PERMIT  
☐ SPECIFIC USE PERMIT AMENDMENT  
☒ PLANNED DEVELOPMENT DISTRICT  
☐ PLANNED DEVELOPMENT DISTRICT AMENDMENT

SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)

FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

#### Date of Application:

1. Project Name:	SLIPMAN'S COVE		
2. Address/Location of Property:	SH 6 AT WAITTS PLANTATION DR.		
3. Applicant's Name:	JONES I CARTER		
Mailing Address:	8701 NEW TRAILS DR. SUITE 200 THE WOODLANDS TX 77381		
Phone No.:	(281) 363 4039	Fax No.:	(281) 363- 3459
Email:	SWINTER@JONESCARTER.COM		
4. Status of Applicant:	Owner	<input checked="" type="checkbox"/> Agent	Attorney Trustee Corporation Relative
(If other than Owner, submit written authorization from Owner with application.)			
5. Property Owner:	LARRY B BRIGGS AND ALFRED L DEATON, III		
Mailing Address:	1100 UPTOWN BOULEVARD, SUITE 42		
Phone No.:	(713) 621 4820	Fax No.:	(713) 229 7739
Email:	lbriggs@msn.com aldeaton@reyrey.com		
6. Existing Zoning District:	SD		
7. Total Acreage:	95.34		
8. Proposed Development and Reasons for Application:	PLANNED DEVELOPMENT THE PURPOSE OF THE AMENDMENT IS TO PERMIT SINGLE FAMILY SUBDIVISION.		
9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.):	SEE ATTACHED FOR METES & BOUNDS DESCRIPTION		
Subdivision Name:	Lot No.:	Block No.:	
Volume No.:	Page No.:		
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	0086-86-005-0500-907		
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES	<input checked="" type="radio"/> NO	
(If yes, submit with application.)			
12. Does this application include an Architectural Design Review: (Circle One):	YES	NO	
(If yes, see page 8, Exhibit C for materials required to be submitted.)			
FILING FEE:		\$1,200.00	

Hand deliver completed application form with the filing fee and required information to:

Development Services Department  
1522 Texas Parkway (FM 2234)  
Missouri City, TX 77489

By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

STAN WINTER, AICP  
Print Name of Applicant

Signature of Applicant

Last updated December 2015

Larry B. Briggs  
Print Name of Property Owner

Signature of Property Owner, Agent or Attorney



DEVELOPMENT SERVICES DEPARTMENT  
Planning & Development Division

1522 Texas Parkway  
Missouri City, Texas 77489  
281-403-8600 (Office) ■ 281-208-5551 (Fax)  
www.missouricitytx.gov

**APPLICATION FOR:**

Check One:

- ☐ SPECIFIC USE PERMIT  
☐ SPECIFIC USE PERMIT AMENDMENT  
☒ PLANNED DEVELOPMENT DISTRICT  
☐ PLANNED DEVELOPMENT DISTRICT AMENDMENT

SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)  
FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

**Date of Application:**

1. Project Name:	SLIPMAN'S COVE		
2. Address/Location of Property:	SH 6 AT WAITTS PLANTATION DR.		
3. Applicant's Name:	JONES I CARTER		
Mailing Address:	8701 NEW TRAILS DR. SUITE 200 THE WOODLANDS TX 77381		
Phone No.:	(281) 363-4039	Fax No.:	(281) 363-3459
Email:	SWINTER@JONESCARTER.COM		
4. Status of Applicant:	Owner	<input checked="" type="checkbox"/> Agent	Attorney Trustee Corporation Relative
(If other than Owner, submit written authorization from Owner with application.)			
5. Property Owner:	LARRY B BRIGGS AND ALFRED L DEATON, III		
Mailing Address:	1100 UPTOWN BOULEVARD, SUITE 42		
Phone No.:	(713) 621-4820	Fax No.:	(713) 229-7739
Email:	lbriggs@msn.com aldeaton@reyrey.com		
6. Existing Zoning District:	SD		
7. Total Acreage:	95.34		
8. Proposed Development and Reasons for Application:	PLANNED DEVELOPMENT		
THE PURPOSE OF THE AMENDMENT IS TO PERMIT SINGLE FAMILY SUBDIVISION.			
9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.):	SEE ATTACHED FOR METES & BOUNDS DESCRIPTION		
Subdivision Name:	Lot No.:	Block No.:	
Volume No.:	Page No.:		
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	0086-86-005-0500-907		
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES	<input checked="" type="radio"/> NO	
(If yes, submit with application.)			
12. Does this application include an Architectural Design Review: (Circle One):	YES	NO	
(If yes, see page 8, Exhibit C for materials required to be submitted.)			
FILING FEE:		\$1,200.00	

Hand deliver completed application form with the filing fee and required information to:

Development Services Department  
1522 Texas Parkway (FM 2234)  
Missouri City, TX 77489

By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

STAN WINTER, AICP  
Print Name of Applicant

Signature of Applicant

Print Name of Property Owner

Signature of Property Owner, Agent or Attorney



# **Planned Development District Current Conditions – Site Pictures**

## **Briggs Tract (SD to PD)**





STATE OF TEXAS           §

COUNTY OF FORT BEND §

A **METES & BOUNDS** description of a certain 95.31 acre tract of land situated in the Moses Shipman League, Abstract No. 86 in Fort Bend County, Texas, being out of a called 358.1824 acre tract of land conveyed to Larry B. Briggs (50%) and Alfred L. Deaton III (50%) by Special Warranty Deed recorded in Clerk's File No. 9409260 of the Fort Bend County Official Public Records; said 95.31 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

**BEGINNING** at a found 5/8-inch iron rod at the southeast corner of said 358.1824 acre tract, common with the southwest corner of Creekmont Sec. 2, plat of which is recorded in Plat No. 20060069 of the Fort Bend County Plat Records, being in the north line of Newpoint Estates Sec. 3, plat of which is recorded in Slide No. 1231B, 1232A&B and 1233A of the Fort Bend County Plat Records;

THENCE, South 87°19'12" West, along the south line of said 358.1824 acre tract, common with the north line of said Newpoint Estates Sec. 3, at 206.71 feet (0.33' left) passing a found 5/8-inch iron rod, at 455.26 feet (0.19' left) passing a found 5/8-inch iron rod, at 705.36 feet (on line) passing a found 5/8-inch iron rod, at 1066.21 feet (0.25' right) passing a found 5/8-inch iron rod, at 1126.29 feet (0.26' right) passing a found 5/8-inch iron rod, at 1970.15 feet (at 0.19' right) passing a found 5/8-inch iron rod, in all a total distance of 2633.42 feet to a point in the approximate centerline of a drainage ditch;

THENCE, along said approximate centerline, the following eleven (11) courses and distances:

1. North 23°17'54" East, 755.54 feet to a point for corner;
2. North 20°30'21" East, 221.85 feet to a point for corner;
3. North 11°15'15" East, 123.59 feet to a point for corner;
4. North 19°58'23" West, 59.92 feet to a point for corner;
5. North 03°34'07" West, 137.68 feet to a point for corner;
6. North 26°07'05" West, 128.82 feet to a point for corner;
7. North 32°43'46" West, 195.78 feet to a point for corner;
8. North 23°21'22" West, 115.11 feet to a point for corner;
9. North 20°00'27" West, 127.03 feet to a point for corner;
10. North 17°47'33" West, 200.03 feet to a point for corner;
11. North 34°48'49" West, 53.93 feet to a point for corner;

THENCE, North 21°32'17" East, 215.37 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 1100.00 feet, a central angle of 18°04'37", an arc length of 347.05 feet, and a long chord bearing South 77°34'37" East, 345.61 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, North 03°23'04" East, 100.00 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") in the south line of a proposed 3.390 acre tract at the beginning of a non-tangent curve to the left;

THENCE, partially along said south line and along the arc of said non-tangent curve to the left having a radius of 1000.00 feet, a central angle of 10°38'28", an arc length of 185.72 feet, and a long chord bearing North 88°03'50" East, 185.46 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, North 82°44'36" East, 157.09 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the beginning of a curve to the left and the southwest corner of a called 0.500 acre tract to the City of Missouri City recorded in Clerk's File No. 2005029324 of the Fort Bend County Official Public Records;

THENCE, along the south line of said 0.500 acre tract and the arc of said curve to the left having a radius of 1096.00 feet, a central angle of 05°32'12", an arc length of 105.91 feet, and a long chord bearing North 79°58'30" East, 105.87 feet to a point at the southeast corner of said 0.500 acre tract, common with the southeast corner of a called 0.500 acre tract to the City of Missouri City by Special Warranty Deed recorded in Clerk's File No. 2005008353 of the Fort Bend County Official Public Records and the westernmost northwest corner of Creekmont Sec. 1, plat of which is recorded in Plat No. 20060058 of the Fort Bend County Plat Records, being in an east line of the aforementioned 358.1824 acre tract;

THENCE, South 03°09'13" East, along an east line of said 358.1824 acre tract, common with the west line of said Creekmont Sec. 1, at 101.01 feet (on line) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), in all a total distance of 611.26 feet to a found 5/8-inch iron rod (with cap stamped "Carter Burgess") at an interior corner of said 358.1824 acre tract, common with the southwest corner of said Creekmont Sec. 1;

THENCE, North 86°50'19" East, along an interior line of said 358.1824 acre tract, common with the south line of said Creekmont Sec. 1, at 160.88 feet (0.23' left) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 291.52 feet (0.17' left) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 659.71 feet (on line) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 809.88 feet (on line) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 1209.72 feet (on line) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 1409.64 feet (0.22' right) passing a found 5/8-inch iron rod (bent), at 1459.82 feet (0.49' right) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), in all a total distance of 1616.81 feet to a found 5/8-inch iron rod at northernmost southeast corner of said 358.1824 acre tract, common with the southeast corner of said Creekmont Sec. 1 and the westernmost northwest corner of the aforementioned Creekmont Sec. 2;

Briggs Tract  
95.31 Acres

Moses Shipman League  
Abstract No. 86

THENCE, South 03°07'52" East, along an east line of said 358.1824 acre tract, common with the west line of said Creekmont Sec. 2, at 89.26 feet (on line) passing a found 5/8-inch iron rod, at 273.01 feet (0.14' right) passing a found 5/8-inch iron rod, at 334.28 feet (on line) passing a found 5/8-inch iron rod, at 676.10 feet (0.26' right) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 833.24 feet (on line) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 904.42 feet (on line) passing a found 5/8-inch iron rod (with cap stamped "Carter Burgess"), at 1565.18 feet (0.19' left) passing a found 5/8-inch iron rod with cap, in all a total distance of 1585.22 feet to the **POINT OF BEGINNING, CONTAINING** 95.31 acres of land in Fort Bend County, Texas, as shown on Drawing No. 9683 in the office of Jones|Carter in Bellaire, Texas.

Revised: June 22, 2016

Jones|Carter  
6330 West Loop South, Suite 150  
Bellaire, Texas 77401  
(713) 777-5337  
*Texas Board of Professional Land Surveying*  
*Registration No. 10046100*



*Steven Jares*  
Acting By/Through Steven Jares  
Registered Professional Land Surveyor  
No. 5317  
SJares@jonescarter.com

**EXHIBIT B**  
**GENERAL DEVELOPMENT PLAN**  
**Shipmans Cove**

**A. Contents.** This General Development Plan includes the following sections:

- General Provisions and Definitions
- Land Uses
- Development Regulations for Single Family Residential
- Landscape Regulations
- Building Regulations

**B. General Provisions.**

1. The PD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a R-2 Single Family Residential zoning district is not contained in this ordinance, all of the regulations contained in the Development Code applicable to the R-2 zoning district in effect on the effective day of this ordinance shall apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.

2. Except as otherwise provided herein, the words used in this General Plan have the meaning established by the City of Missouri City Zoning Ordinance. In this ordinance:

*PD* is defined as the planned development district created by this ordinance.

*Zoning Ordinance* refers to the City of Missouri City Zoning Ordinance as found in Appendix A of the City's Code of Ordinances.

3. The PD shall be developed in accordance with the following exhibits which are attached to and made part of this Planned Development:

*Exhibit B-1, Location Map*

*Exhibit B-2, Site Layout Plan*

*Exhibit B-3, Landscape, Recreation and Open Space Plan*

4. As shown on *Exhibit B-1, Location Map*, this Planned Development encompasses approximately 95.34 acres, located west of State Highway 6, south of Watts Plantation Drive, east of Knight Road and north of Darby Lane.
5. Residential builder development guidelines associated with this Planned Development are attached as Appendix 1.



**C. Land Uses.**

1. Uses for this PD shall be those uses permitted in the R-2 single family residential district of the zoning ordinance.

**D. Development Regulations for Single-Family Residential District** – All residential development shall be developed in accordance with the regulations outlined and referenced in Section 7.3 – R-2 single family residential district of the Zoning Ordinance which shall serve as the primary zoning for this district, except as follows:

1. Minimum lot area and width: Lots that back to the north and east boundary adjacent to the Creekmont Subdivision shall have a minimum width of 60 feet as indicated on [Exhibit B-2, Site Layout Plan](#)
2. Maximum 280 lots permitted.

**E. Landscape Regulations** – All sites within the PD shall be developed in accordance with Section 11. – Landscaping; and the following additional regulations:

1. Residential Front Yard Landscaping Requirements:
  - a. One canopy tree shall be placed within the front yard setback on each residential lot, two trees are required on lots 60 feet wide and greater.
  - b. One tree shall be provided within 15 feet of a street-side lot line per 50 feet of lot frontage on the side street, or portion thereof.
2. Canopy trees:
  - a. Trees shall have a minimum 3-inch caliper and minimum 10-foot height as measured at ground level when planted.
  - b. Within street medians, trees shall be provided at one tree per 30 linear feet of median or portions thereof.
  - c. Required trees may be clustered or spaced linearly; they need not be placed evenly.
3. Open Space:
  - a. Minimum 20% open space, inclusive of the detention pond, to be distributed as shown on [Exhibit B-3, Landscape, Recreation and Open Space Plan](#).
  - b. Open space shall be owned and maintained by the Homeowners Association.
  - c. Minimum 1.5 acre site shall be developed for active recreational uses.

**F. Building Regulations –**

1. Single family homes within the PD shall be developed in accordance with the following building regulations:
  - a. Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), stucco and glass, and shall comprise a minimum of 70% of any façade / elevation facing any residential street, collector, or thoroughfare.
  - b. Secondary exterior finishes shall include wood, architectural metals, and fiber cement siding, and shall comprise a maximum of 30% of any façade/elevation facing any residential street, collector, or thoroughfare.
  - c. The following building materials shall not be used on the exterior finish:
    - i. Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
    - ii. Smooth or untextured concrete surfaces.
    - iii. Exterior Insulated Finish Systems (E.I.F.S.)
    - iv. Unfired or under fired clay, sand, or shale brick.
  - d. No single exterior finish material shall cover more than 80% of the front of any single family home.





THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



A Schematic Plan - 278 Total Lots

- 166 Lots (50' x 125' TYP.)
- 112 Lots (60' x 125' TYP.)



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- Pedestrian Trail/Sidewalk
- Required Recreation Reserve



THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.





## DEVELOPMENT SERVICES - PLANNING DIVISION

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1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

### NOTICE OF PUBLIC HEARING TO ADJOINING PROPERTY OWNERS WITHIN 200 FEET OF PROPERTY SUBJECT TO REZONING

**DATE OF NOTICE:** July 29, 2016

**LOCATION/DATE:** The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, August 10, 2016, at the City Council Chambers – 2<sup>nd</sup> Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

**PURPOSE:** To receive comments for or against a request by Stan Winter, Jones | Carter, to rezone an approximate 95.31 acre tract of land from SD, Suburban district to PD, Planned Development district to allow for single family residences and associated amenities; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

**SITE LOCATION:** The subject site is located north of the Newpoint Estates residential subdivision, south and west of the Creekmont residential subdivision.

**SITE LEGAL DESCRIPTION:** The subject site can be described as being an approximate 95.31 acre tract of land situated in the Moses Shipman League, A-86, Fort Bend County, Texas, being out of that certain called 358.1824 acre tract of land as described in deed and recorded in County Clerk's file number 9409260 of the Official Public Records of Real Property of Fort Bend County, Texas.

**FOR MORE INFORMATION:** Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at [planning@missouricitytx.gov](mailto:planning@missouricitytx.gov) for further information.



**DEVELOPMENT SERVICES – PLANNING DIVISION**

**1522 TEXAS PARKWAY**

**MISSOURI CITY, TEXAS 77489**

July 29, 2016

CITY OF MISSOURI CITY, TEXAS  
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:  
Wednesday, August 10, 2016  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall Building  
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Stan Winter, Jones | Carter, to rezone an approximate 95.31 acre tract of land from SD, Suburban district to PD, Planned Development district to allow for single family residences and associated amenities; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

This letter is being sent to property owners within 200' of the subject property as required by law. It is also sent to others on request.

\*\*\*\*\*

Dear City Representatives:

\_\_\_\_ I/We protest this proposed rezoning because\_\_\_\_\_

\_\_\_\_\_.

\_\_\_\_ I/We support this proposed rezoning because\_\_\_\_\_

\_\_\_\_\_.

Sincerely,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Subdivision

\_\_\_\_\_  
Phone Number

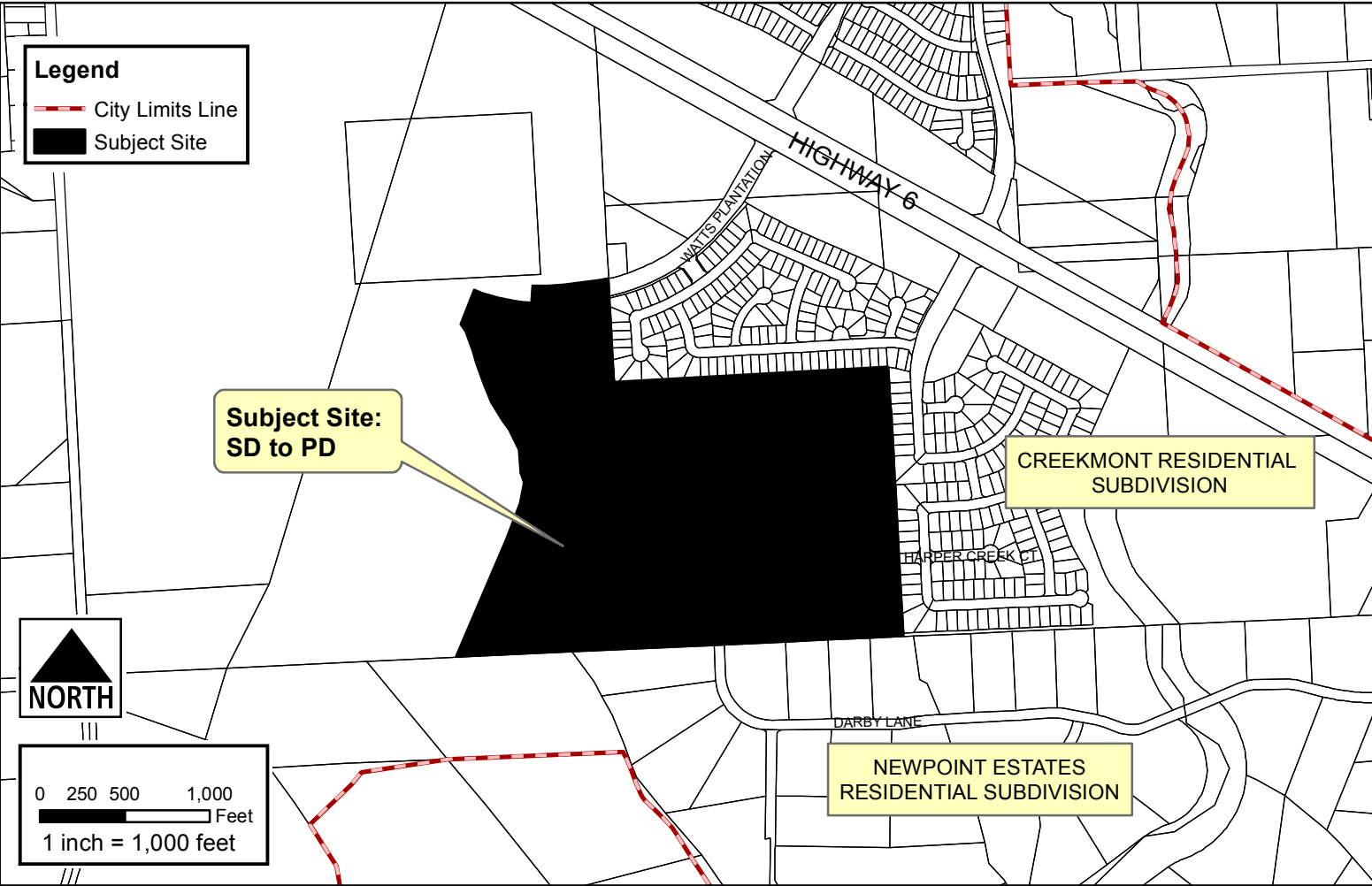
Return to: Development Services Department  
1522 Texas Parkway  
Missouri City, TX 77489  
FAX (281) 208-5551

-----  
*The Texas Public Information Act provides the right of the public to access information that governmental bodies produce and how governmental bodies should respond. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.*

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature







**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

---

**AGENDA DATE:** August 10, 2016

**AGENDA ITEM SUBJECT:** Pebblebrook – parkland dedication

**AGENDA ITEM NUMBER:** 9.(A)

**SUBMITTED BY:** Parks Board

**PREPARED BY:** **Jennifer Thomas Gomez, AICP**, Interim Assistant Director, Development Services

---

**PERMIT NUMBER:** 1602731

**PROPERTY ID:** 0013-00-000-2800-907 / 0013-00-000-2600-907

**LOCATION:** South of Court Road; south and west of Glover Elementary School; east of Meadowcreek residential subdivision

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**RECOMMENDED ACTION:**

At the July 7, 2016 meeting, the Parks and Recreation Board recommended acceptance of cash payment in lieu of the dedication of property.

The Planning and Zoning Commission should adopt the following as its Final Report and forward it to City Council with a positive recommendation for consideration and adoption thereof, and following the requirements of Subdivision Ordinance Section 82-175 regarding the dedication of land for neighborhood parks; reservation of land for public purposes.

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**APPLICANT'S PROPOSAL**

The proposed Pebblebrook residential subdivision is an approximate 14.40 acre tract of land. The proposed development is to be subdivided into 52 single family lots. A final plat was conditionally approved by the Commission on January 13, 2016

A cash payment in lieu of the dedication of property is proposed.

**PARKS BOARD ACTION**

The Parks and Recreation Board considered the applicant's proposal at their July 7, 2016 meeting. The Board recommended acceptance of cash payment in lieu of the dedication of property.





- SHEET 2 OF 2**



#### Parks Board

Jason Mangum, Parks and Rec Director  
Randy Troxell, Assistant Parks Director  
Shane Mize, Interim Asst. Parks Director  
Pamela Andrews, Board Member  
Diane Giltner, Board Member  
Donald Ivory, Board Member  
Don Johnson, Board Member  
Dan Porter, Board Member

Thomasine Johnson, Board Member  
Sharman McGilbert, Co-Chair  
Loveless Mitchell, Board Member  
Rafik Sandford, Board Member  
Buddy Snyder, Board Member  
Adrian Matteucci, Board Member  
Llarance Turner, Chair

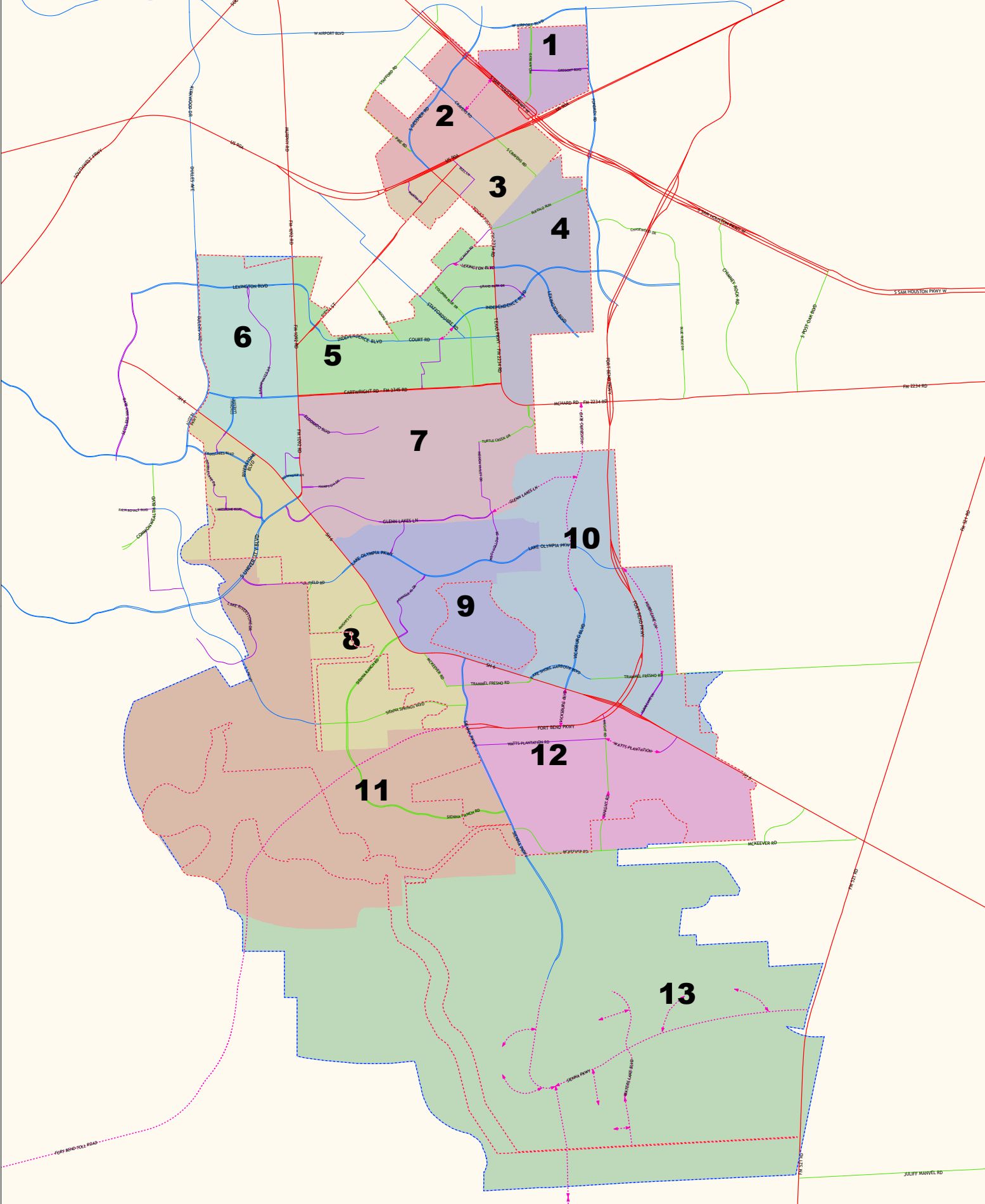
July 7, 2016  
**PARKS BOARD MEETING MINUTES**  
**(EXCERPT)**  
7:00 O' Clock P.M.  
City Council Chamber

5. Parkland Dedication: Pebblebrook

LJA and the Parks and Recreation Department came to an agreement that a cash donation of \$72,800 would be appropriate for a 14 acre area, consisting of 52 lots at \$1400 apiece. This will be located at the intersection of Staffordshire and Columbia Blue, next to Glover Elementary.

Buddy Snyder had concerns about greenspace for the residents, but because of the close proximity to the school, it was deemed sufficient.

Sharmon McGilbert made a motion to accept money in lieu of land for Pebblebrook development, and it was seconded by Rafik Sandford. It was approved unanimously.



# Park Zones

- Legend**
- Major Thoroughfare
  - State
  - Major Arterial
  - Minor Arterial
  - Major Collector
  - Proposed Major Thoroughfare
  - City Limits
  - ETJ